Wednesday, May 3, 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 at Library Hall, on the second floor, 80 South Main Street, Spanish Fork, Utah, with a work session commencing at 5:00 p.m. and Planning Commission Meeting commencing at 6:00 p.m. on May 3, 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.

A. Site Visits.

2. 6:00 Agenda Items

3. Minutes

A. April 12, 2023

4. Preliminary Plat and Zone Change (Public Hearing)

A. CANYON COURT URBAN. The proposal involves changing the current zone and approving a mixed-use development located at 400 North Spanish Fork Parkway.

B. TRAILS ON MAIN. This proposal involves changing the current zone from R-R to R-4 and to approve a Preliminary Plat for a Master Planned Development with 4 multi-family residential buildings on 15.53 acres located at approximately 1527 South Main Street.

5. Title 15 Amendment (Public Hearing)

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

6. Annexation

A. GWC 40 ANNEXATION. The proposal involves a request for annexation into the city of approximately 40 acres located at 3800 North 1100 West.

7. Preliminary Plat

A. WESTRIDGE BUSINESS PARK. The proposal involves approval of a Preliminary Plat creating two lots for an industrial development to be located at approximately 3700 North 600 West.

B. RIVER MEADOWS COMMERCIAL CENTER. The proposal involves approval of a Preliminary Plat creating a four-lot commercial development to be located at approximately Cal Pac Ave and Arrowhead Trail.

8. Discussion

A. RIVER RUN.

B. OTHER BUSINESS.

9. Adjourn

Draft Minutes
Spanish Fork City Planning Commission
40 South Main Street
Spanish Fork, Utah
April 12, 2023

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

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

Citizens Present: Cory Andersen, Dennis Hill, Tara Hill, Kaden Cole, David Simpson, Jerry Carroll, Monte Bingham, Michael Tutton, Linda Feukes, Jeff Vincent, Jayme Powers, Cindy Christensen, Kay Christensen, Niko Hardman, Tim Stephens, Jaime Sanders, Melissa Mills, Jackie Larson.

Before the official meeting began, a group of 7 students from BYU's 510 Professional Planning Studio class shared a presentation on recommendations for improving Spanish Fork City's parking situation. A final report will be turned into staff on April 26th.

WORK SESSION

Commissioner Mendenhall called the meeting to order at 6:32 p.m.

PRELIMINARY ACTIVITIES

Pledge of Allegiance

Commissioner Earnest led the pledge.

MINUTES

March 1, 2023

Commissioner Earnest moved to approve the minutes from March 1, 2023.

Commissioner Clayson seconded and the motion passed all in favor.

PRELIMINARY PLAT and ZONE CHANGE (Public Hearing)

CANYON COURT URBAN

Dave Anderson explained the location and history of the site. There has been much discussion about what zone text changes would need to happen if this project were to be approved. The nature of the site is such that it would require a new mixed use zoning district.

Commissioner Earnest asked if this product would be approved as of right in the proposed mixed use zone or if it would require a master planned development even in the mixed use zone.

Dave Anderson said it would still require Master Planned Development approval. He explained that this type of development is becoming more and more common throughout the United States, but has not yet happened in Spanish Fork. Something similar is coming in near the Neighborhood Market Walmart where apartments are near retail.

He gave more detail to the background of the property and how it came to be designated as general commercial and medium density in the General Plan. Development took off here after utilities came into the area through the creation of Maple Mountain High school. This property has been zoned for commercial and medium density since 2008.

Commissioner Earnest asked what the reason at the time was for the commercial zoning.

Dave Anderson said it's because it's on a corridor that is expected to be a major corridor. Development has only grown since then and there is a large appetite for commercial development in the area in the real estate community.

The zoning in the area has not changed, but they have gotten new insight into what is needed to accommodate a box grocer. More parking space was needed in order to accommodate a box grocer, so the City worked with a developer of the adjacent property to allow for more room to build a box grocery store.

He showed the site plan that shows grocery, strip retail, drive throughs, mixed use, and residential buildings. He said the applicant has changed design reflective of staff concerns. Park space has been provided to add more of a neighborhood feel.

Dave Anderson mentioned that retail is finicky. It is nigh impossible to guarantee a user. The developer would like to see a grocery store but is at the mercy of what deal they are able to strike. He addressed the concern that we cannot guarantee users.

Commissioner Earnest asked about the development agreement.

Dave Anderson said there is a contingency plan for the west third of the property if a grocer is not landed. It would develop commercially in a similar fashion to the rest of the commercial site. It's the staff's recommendation that the developer be bound to the set amount of residential in the original plan. They want to put in certain guarantees in case the property is sold.

Commissioner Earnest asked about where on the property the mixed use zone would be applied. Will part be zoned mixed use and the rest zoned commercial?

Dave Anderson said that is not the plan, but it is an option.

Commissioner Mendenhall said if we consider that option then any future City Council or developer could come back and rezone commercial to residential. If we keep mixed use with a development agreement, we have greater control.

Commissioner Earnest asked if the zone limits the residential component. That is one of his worries.

Dave Anderson said that would come from the development agreement. He mentioned that there are no design guidelines for commercial zones. Today by right with a site Plan Approval this property could be developed with anything permitted

in the C-2 zone. He thinks that would be a shame and would leave an odd parcel as a remnant.

Commissioner Earnest asked what the development agreement would say about the western portion to guarantee a grocer.

Dave Anderson said it would refer to a current site plan to show the desired use.

Commissioner Earnest said he likes that plan.

Dave Anderson explained that he sees some value in having a Plan B on the table if the grocery development doesn't happen.

Commissioner Mendenhall asked if there's a time component before Plan B can be implemented.

Commissioner Earnest asked if Plan B is ready to be implemented.

Dave Anderson said probably. They have not vetted that yet. There should be more scrutiny on that.

He mentioned they had a neighborhood meeting a week ago. The reaction was mixed. There were concerns about traffic volumes on 400 North. There is a proposal for a roundabout but there were concerns about that functioning. There were concerns about lighting and landscaping. He said there's no silver bullet on traffic.

Commissioner Earnest asked if the main concern was traffic.

Dave Anderson said that traffic and concern about commercial development were the main concerns.

Commissioner Earnest asked if the concern citizens had other ideas for how someone else's property should be developed.

Dave Anderson said it wasn't the scope of the conversation.

Commissioner Earnest expressed concern about a roundabout slowing down traffic. He expressed support for a designated lane.

Byron Haslam explained the decision about the roundabout.

The public expressed concerns with a roundabout backing up to the trails.

Dave Anderson said there are many options with the right of way. The applicant has taken the lead on working this out with UDOT. There could be a further meeting on traffic here, but this is not the forum for that.

Cory Andersen rose to represent the applicant.

Commissioner Earnest asked about the development agreement and Plan A and Plan B.

Cory Andersen said he can't control the west portion.

Commissioner Earnest asked what he owns.

Cory Andersen said the north, but not the west portion. They are already working on people with building out the other commercial areas. The utility flow could affect what can be done on different sites.

Discussion continued about the lot layout and building size.

Cory Andersen said he's happy with the development agreement limiting the number of units. He would like to be able to start those units now.

Commissioner Mendenhall asked if they would have management and HOA.

Cory Andersen said yes, amenities would be maintained.

Commissioner Earnest asked if they are all for rent.

Cory Andersen said no, they are all for sale. Individual owners could rent if they desire.

Commissioner Earnest asked if they could close on the property to the west if they can develop on the east.

Cory Andersen said they can do anything as long as they can start building residential and are not held to developing commercial first.

Commissioner Mendenhall asked about the condo layout.

Cory Andersen described the layout; these would mostly be for newly married couples. They have been doing this for 10 years and know how to effectively manage.

Commissioner Earnest asked how long until Plan B could start.

Cory Andersen said he's not sure. He's confident that they will not need Plan B.

Commissioner Mendenhall asked if 3 years would work.

Cory Andersen said sure. He has a personal interest in bringing grocers in. He mentioned they have a similar building in Springville. They have shared parking and it works great.

Commissioner Earnest asked if there will be a masonry wall before the train tracks.

Cory Andersen said it's already existing.

Commissioner Earnest asked the height of the residential wall.

Cory Andersen said it's 35 feet. The flat roof keeps it shorter.

Commissioner Earnest said he likes that, it's less ominous.

Cory Andersen mentioned the townhomes to the north are almost as tall.

Commissioner Mendenhall opened the public hearing at 7:25 p.m.

Michael Tutton lives just south of the project. He joked that he had named a tree on the property. He said he would like to see a Plan C in which the back portion of the grocery store could be a continuation of multifamily units if the grocery store does not come in. He thinks mixed use is a good idea. He thinks the grocery store is not needed due to proximity to another one just north. He would like to see an urgent care or doctor's office. He asked if there's an easement for future lane expansion of 400 N. He would like a buffer with trees on the development.

Dennis Hill joked that he lives 501 feet north of the property because he didn't get a notice. He said he is concerned about traffic on 400 North. Turning left from Slant Rd is a nightmare. He asked what are the city's plans to accommodate more traffic in this area. He also expressed concern about the safety of the park proposed to be within the parking lot.

Monty Bingham owns the property west of the project. He missed the notice for the neighborhood meeting because he was out of town. He would like to see the same zoning on his property, his daughter lives on a similar development in Springville and he thinks the mix of uses works really well. He would like a similar development on his property with similar zoning concessions.

Kay Christensen lives towards the tracks by the retention pond. He did not know the property was zoned commercial and recognizes that is his own fault. He would like a landscaping screen or concrete wall to protect the homes on the south. He thinks it would help screen it.

Commissioner Earnest asked how long the wall is now.

Kay Christensen said 6 feet. He is also concerned about the roundabout. He likes the idea of the dedicated left lane with a barrier. He is concerned a roundabout would make the problem worse.

Commissioner Mendenhall closed the public hearing at 7:35 p.m.

Brandon Snyder said a recurring theme in the comments is additional time being taken to consider options of 400 N. He thinks everyone is okay with that and the City is okay with whatever ends up working best.

He said the landscaping screen is not uncommon. Retail is normally not hidden behind a screen wall because it needs visibility. You could potentially do increased tree counts or a hedge fence. Something could be considered on the south. Trees are required to be included at a minimum of 30 feet.

A landowner to the south was looking to do a commercial corner. Sometimes new uses lead to a synergy of new development. If someone wants to change their zoning, they are welcome to make an application but it would be up to the city council to approve that.

Safety in the park could be encouraged by management. This could happen through various things, such as a low fence.

He said multiple options are on the table. If they want to make some tweaks to add more units the text could be changed as well.

Commissioner Earnest asked how staff felt about the setback to the north.

Byron Haslam measured and it was 20 to 26 feet.

Commissioner Earnest said he just wants to make sure the uses are harmonious. He thinks 40 feet and a fence will be adequate.

Commissioner Mendenhall said he would like to table a motion until the next meeting which is 3 weeks away so that more of the Commissioners can participate.

Commissioner Clayson said he agrees that is a good idea, though he does feel bad for delaying the developer.

Commissioner Earnest said the biggest reason for him is to be able to see Plan B fleshed out before it's approved.

Dave Anderson asked if they should advertise a public hearing for the City Council.

Commissioner Earnest said yes. He expanded on requirements he would like to see for the development agreement.

Commissioner Clayson **moved** to continue the Canyon Court Urban based on the following findings and conditions.

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

PRELIMINARY PLAT and ZONE CHANGE (Public Hearing)

WYNDSONG SUBDIVISION

Brandon Snyder explained that this proposal is just to the east of Annie's Acres. The proposal has 19 residential lots and is a Master Planned Development.

Discussion ensued regarding the nearby street, utility and ditch layout.

Commissioner Mendenhall mentioned this involves going from R-R zoning to an R-4 zoning.

Jamie Sanders is the applicant and rose to answer questions. She mentioned they have been working on this for a long time.

Commissioner Mendenhall asked about a spring fed ditch.

Jamie Sanders said the spring has been taken care of in engineering plans, the property will be raised to handle flood hazard.

Commissioner Earnest asked the width of the road.

Melissa Mills stated that they have tried to coordinate with folks to the east to no avail. They will do 50% plus 13' for the road. They did a study for Mill Creek and have taken everything into account. They have worked really hard on this.

Commissioner Mendenhall opened the public hearing at 8:03 p.m.

Jeff Vincent lives on this road and is wondering what will happen with traffic. He wants to know who will patrol the South Lane.

Commissioner Mendenhall asked if Jeff Vincent lives in the City.

Jeff Vincent said he is surrounded by it but does not live in the City.

Commissioner Mendenhall asked about his traffic concerns.

Jeff Vincent said the roads are small and fast and only adding more people.

Commissioner Mendenhall said improvement is only possible through development.

Discussion ensued regarding traffic enforcement on South Lane. It's now city owned, but River Bottoms Road is still a county road.

Commissioner Mendenhall thanked him for sharing his thoughts.

Commissioner Mendenhall closed the public hearing at 8:10 p.m.

Commissioner Earnest asked for confirmation that average lot size is in compliance.

Brandon Snyder confirmed that the lots are in compliance.

Commissioner Earnest **moved** to approve the Wyndsong Subdivision based on the following findings and conditions.

Findings:

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.

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

PRELIMINARY PLAT

MEADOW CREEK RIDGE AMENDED

Brandon Snyder explained the location of the project. The correct zoning is already in place. There are some designated wetlands there but they already have mitigation efforts approved.

Discussion occurred on wetland mitigation.

Lynn Rindlisbacher rose to further explain the wetland problem. Discussion occurred regarding a ditch here.

Commissioner Earnest asked if the site is on landfill.

Lynn Rindlisbacher said there is no landfill on his property.

Commissioner Clayson **moved** to approve the Meadow Creek Ridge Amended 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 redlines.

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

PRELIMINARY PLAT

EAGLE HAVEN SUBDIVISION AMENDED

Dave Anderson explained the location and nature of the proposal. The original proposal was done by a different developer.

Jerry Carroll is the applicant. He believes all requirements have been met.

Commissioner Earnest asked staff if it meets requirements.

Dave Anderson said yes.

Commissioner Earnest **moved** to approve the Eagle Haven Subdivision Amended 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 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.

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

PRELIMINARY PLAT

HAMILTON COMMERCE CENTER SPANISH FORK PHASE 1

Brandon Snyder explained the site and thanked the applicant for being here again after going to DRC this morning. This morning the DRC recommended a new condition. The site is near recent annexations. There are not many utilities near the site.

Commissioner Mendenhall mentioned that neighboring houses have expressed concern about an egress.

Brandon Snyder explained the additional accesses that would be provided to address this.

Commissioner Earnest asked what the new condition is.

Brandon Snyder said the new condition is that the applicant conforms to applicable requirements of the Oberg and Utah West annexation agreements.

Tim Stephens rose to represent the applicant. He believes there's a lot of potential in the area and he's excited to move forward.

Commissioner Mendenhall asked if they had talked to the neighbors about the adjacent ditch.

Tim Stephens said they're focusing on the southern half first and he's not aware of any conversations about the ditch.

Commissioner Mendenhall said the ditch runs south and they should talk to the canal company about it.

Niko Hardman is a civil engineer and addressed the concern.

Commissioner Earnest said it's straightforward.

Commissioner Clayson **moved** to approve the Hamilton Commerce Center Spanish Fork Phase 1 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 conforms to applicable requirements of the Oberg and Utah West annexation agreements.

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

PRELIMINARY PLAT

WESTRIDGE BUSINESS PARK

Dave Anderson explained this is a cleanup and will be moved to the next meeting.

Commissioner Earnest recused himself.

Commissioner Clayson **moved** to continue the Westridge Business Park based on the following findings and conditions.

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

ANNEXATION (Public Hearing)
2023.1 ANNEXATION POLICY PLAN AMENDMENT

Dave Anderson explained the proposed changes to the annexation policy plan. He clarified that this is a change to a blueprint, not a specific annexation. He explained why Springville is okay with Spanish Fork annexing the GWC 320 site.

Discussion ensued regarding development and property plans for the surrounding area.

Dave Anderson spoke on what neighboring properties want to be included. Mr. Money wants to be included in the annexation. Springville has concerns with Mr. Money being included in the GWC 320 annexation or annexation policy.

He suggested to either continue the issue or recommend some condition with room for the inclusion for the Money property if an agreement is made with Springville. Either option works.

Commissioner Mendenhall said it makes sense to stop where we are in the West, but it makes sense to fill out the boundary on the east.

Commissioner Mendenhall opened the public hearing at 9:04 p.m.

There was no public comment.

Commissioner Mendenhall closed the public hearing at 9:04 p.m.

Commissioner Earnest **moved** to recommend the approval of the 2023.1 Annexation Policy Plan Amendment to the City Council based on the following findings and conditions.

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.
5. That approval of inclusion of property to the east, if Spanish Fork and Springville can come to an agreement on the property.

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

TITLE 15 (Public Hearing)

Title 15 Amendments Proposed Mixed Use Zone

Commissioner Mendenhall said this should be continued so they can have a full commission to discuss the item.

Commissioner Clayson moved to continue the Proposed Mixed Use Zone Amendments to the City Council.

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

TITLE 15 (Public Hearing)

Title 15 Amendments Master Planned Development Density

Commissioner Earnest said he's read the amendments and he's good with them. It's a minor increase.

Commissioner Mendenhall said it's a minor change and he's in favor.

Commissioner Mendenhall opened the public hearing at 9:09 p.m.

There was no public comment.

Commissioner Mendenhall closed the public hearing at 9:09 p.m.

Commissioner Earnest moved to recommend to approve the Master Planned Development Density Amendments to the City Council.

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

Commissioner Warnick arrived to the meeting.

TITLE 15 (Public Hearing)
Title 15 Amendments Master Planned Development Overlay Zone

Dave Anderson explained the proposed changes to the code. It will clarify and refine legal language.

Commissioner Earnest asked if an underlying zone change and master planned development proposal can happen at the same time.

Dave Anderson said they will happen at the same time.

Commissioner Warnick asked what change the commission will see.

Dave Anderson said the commission will see no major changes. This change is semantic and makes things clearer. There have not been problems with the master planned development program but for one time.

Commissioner Mendenhall welcomed Commissioner Warnick to the meeting.

Commissioner Mendenhall opened the public hearing at 9:19 p.m.

Jackie Larsen brought her daughter up to say hi.

Bailey Larsen stated her name.

Jackie Larsen stated a concern with setback requirements and development being too close to farm operations.

Commissioner Mendenhall said this proposal means the City Council can legislate that.

Commissioner Earnest clarified it would apply to underlying zones and setbacks.

Commissioner Mendenhall said the neighbors would have every right to protest a development with setbacks they perceive to be inadequate.

Commissioner Mendenhall closed the public hearing at 9:22 p.m.

Commissioner Earnest moved to approve the Master Planned Development Overlay Zone Amendments to the City Council.

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

Brandon Snyder said there will be training on May 9th with the City Council.

Dave Anderson mentioned the next meeting is on May 3rd. There is a project that might not move forward. The May 3rd meeting may have a light agenda.

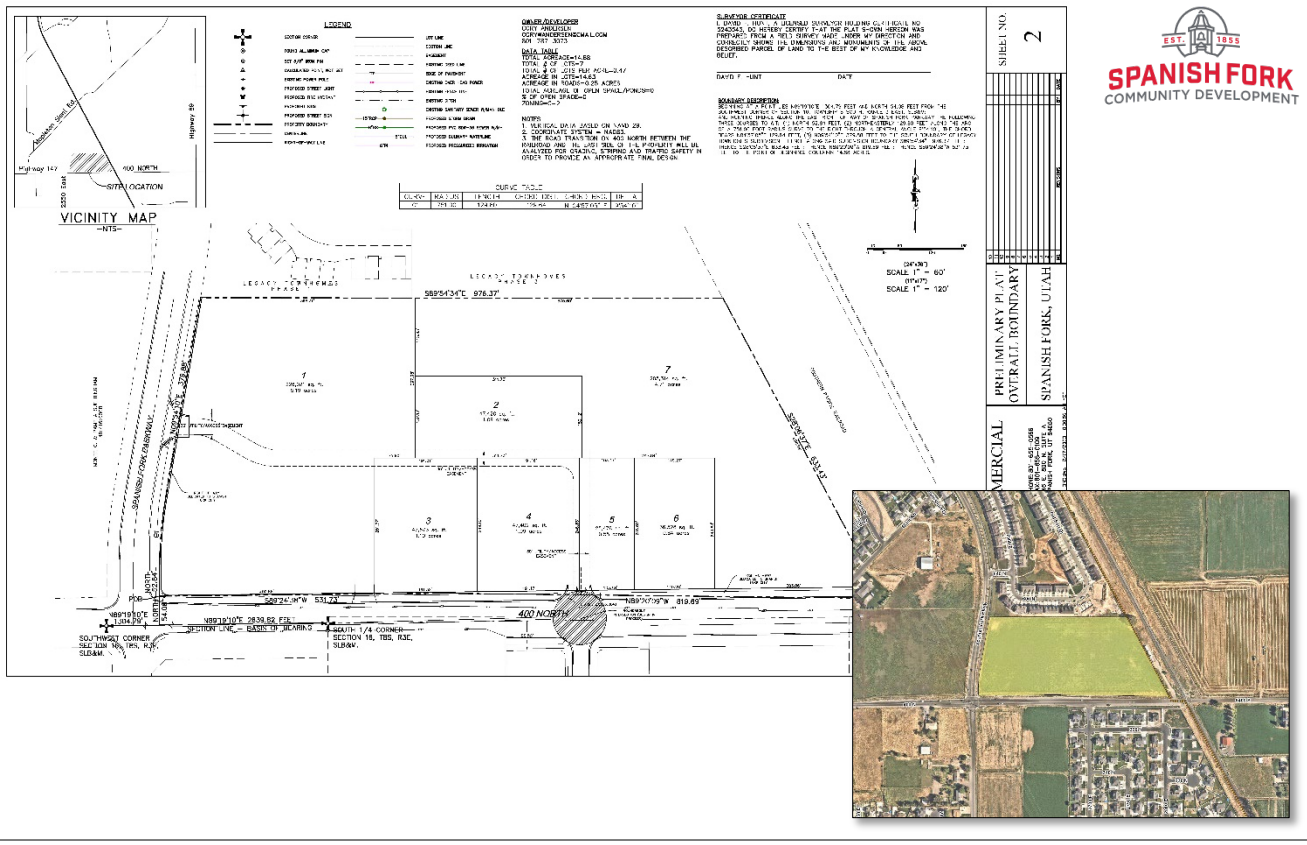
Discussion ensued regarding the May 9th training.

Commissioner Warnick moved to adjourn the meeting at 9:25 p.m.

Commissioner Clayson seconded and motion passed all in favor.

Adopted:

Jackson Dille
Planning Intern



Canyon Court Urban Approval Zone Change and Preliminary Plat Approval Request

May 3, 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

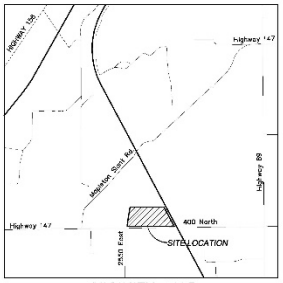
A COMMERCIAL SUBDIVISION
SPANISH FORK, UTAH
PRELIMINARY PLAN SET

-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.

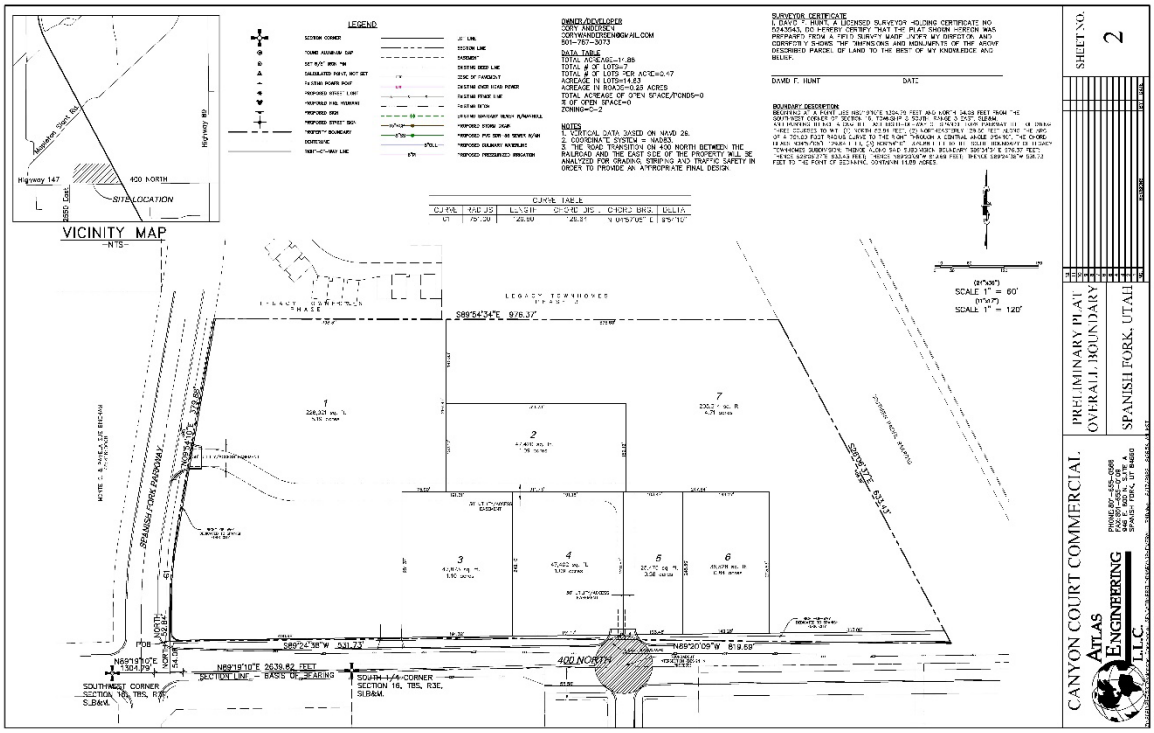
OWNER/DEVELOPER
CORY ANDERSEN
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801-787-3073

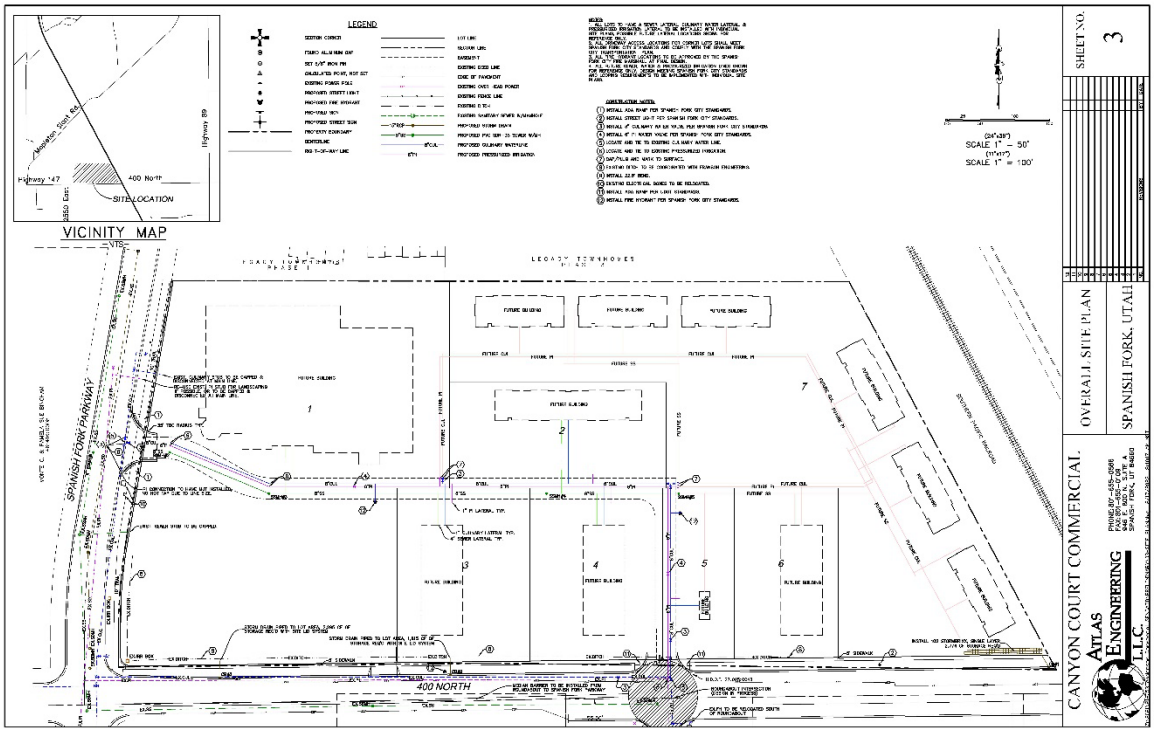


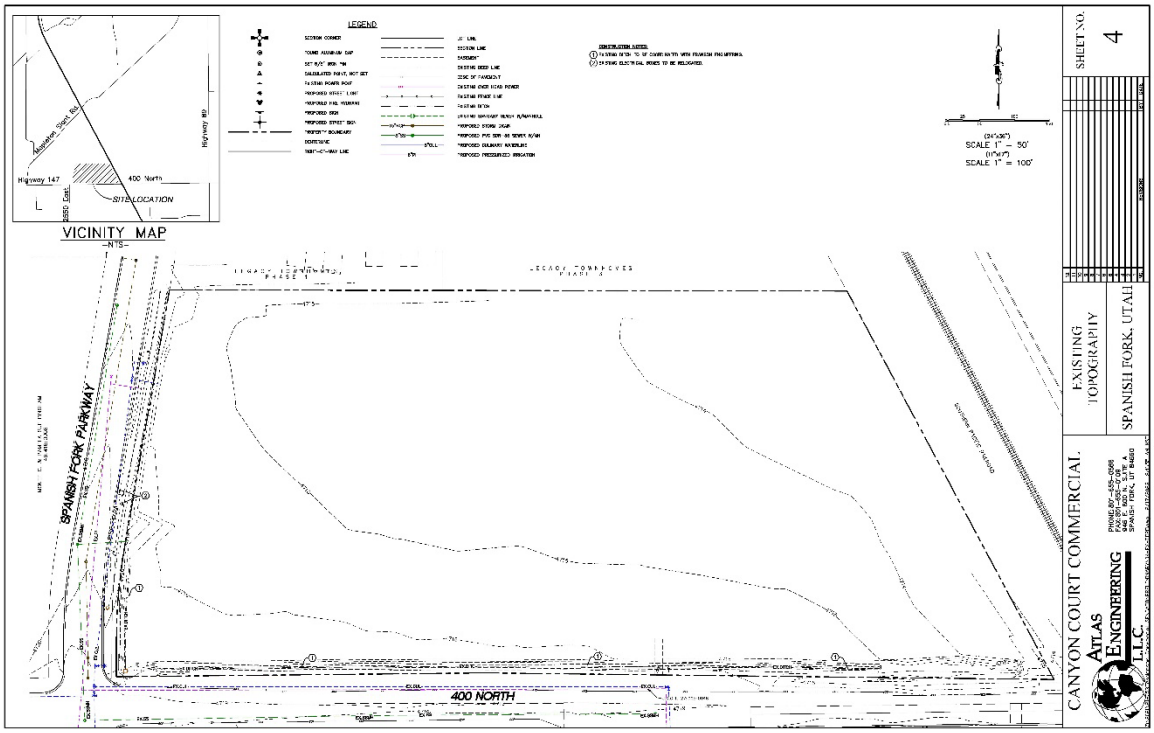
VICINITY MAP
-NTS-

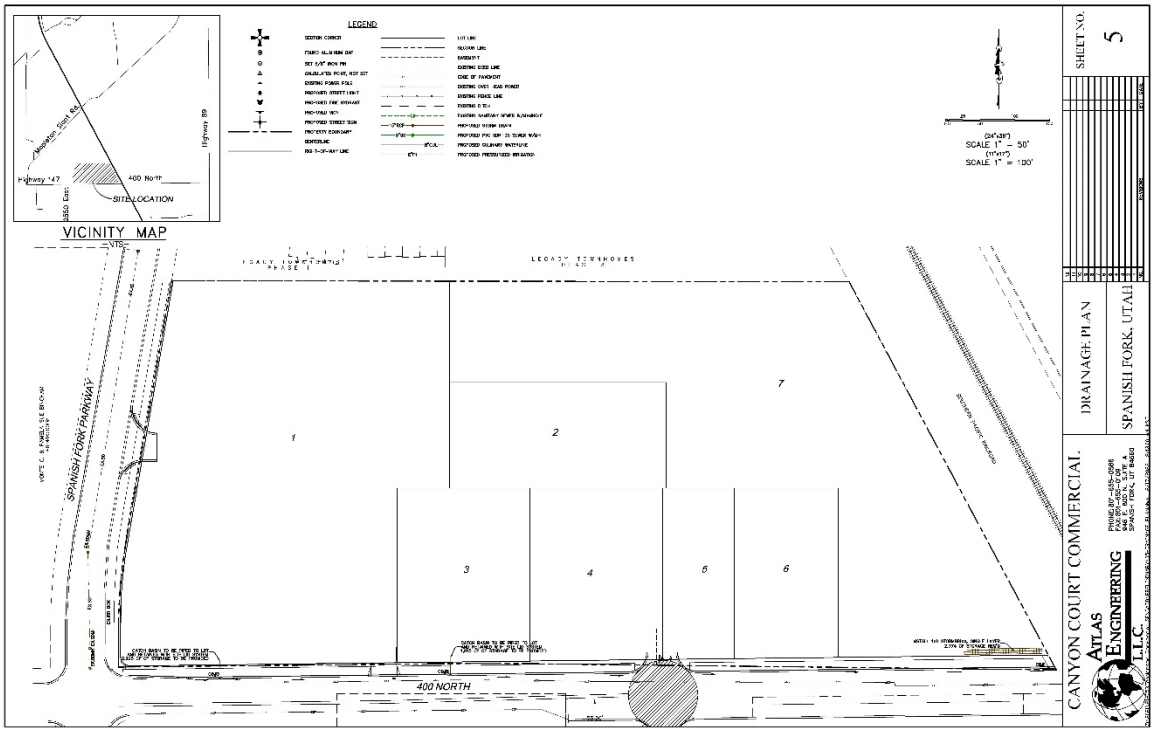
CANYON COURT COMMERCIAL

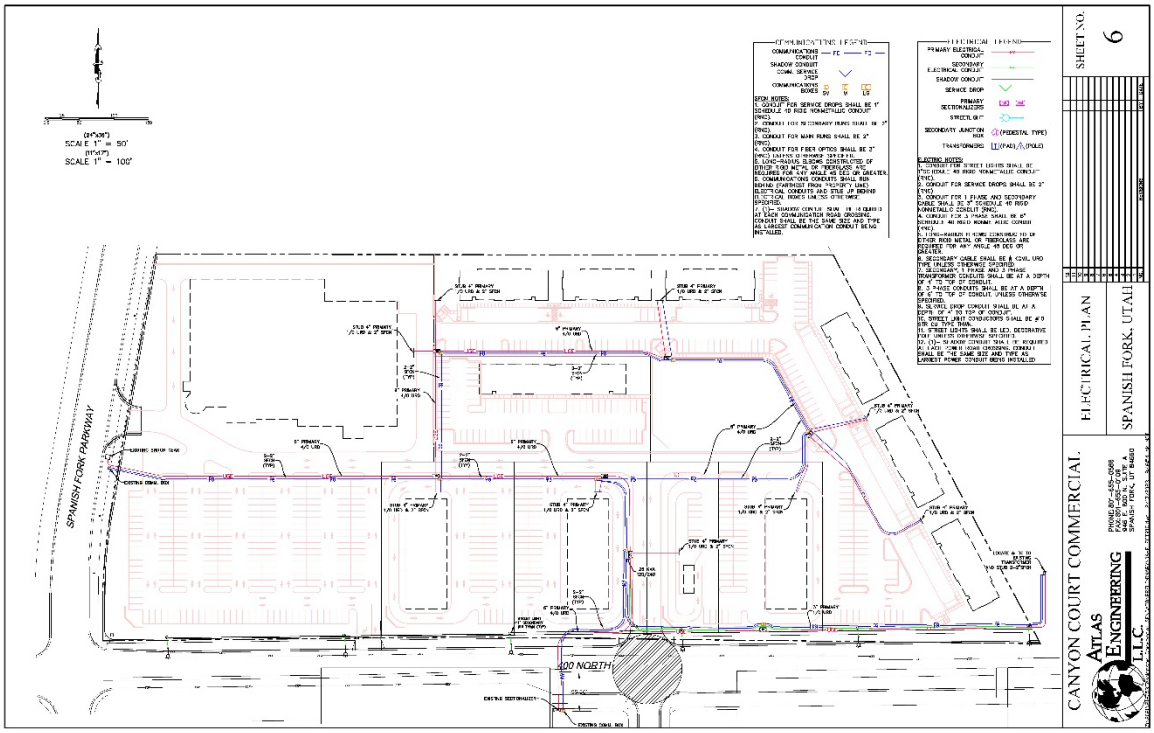
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944 E. 800 N. SUITE A
SPANISH FORK, UT 84660



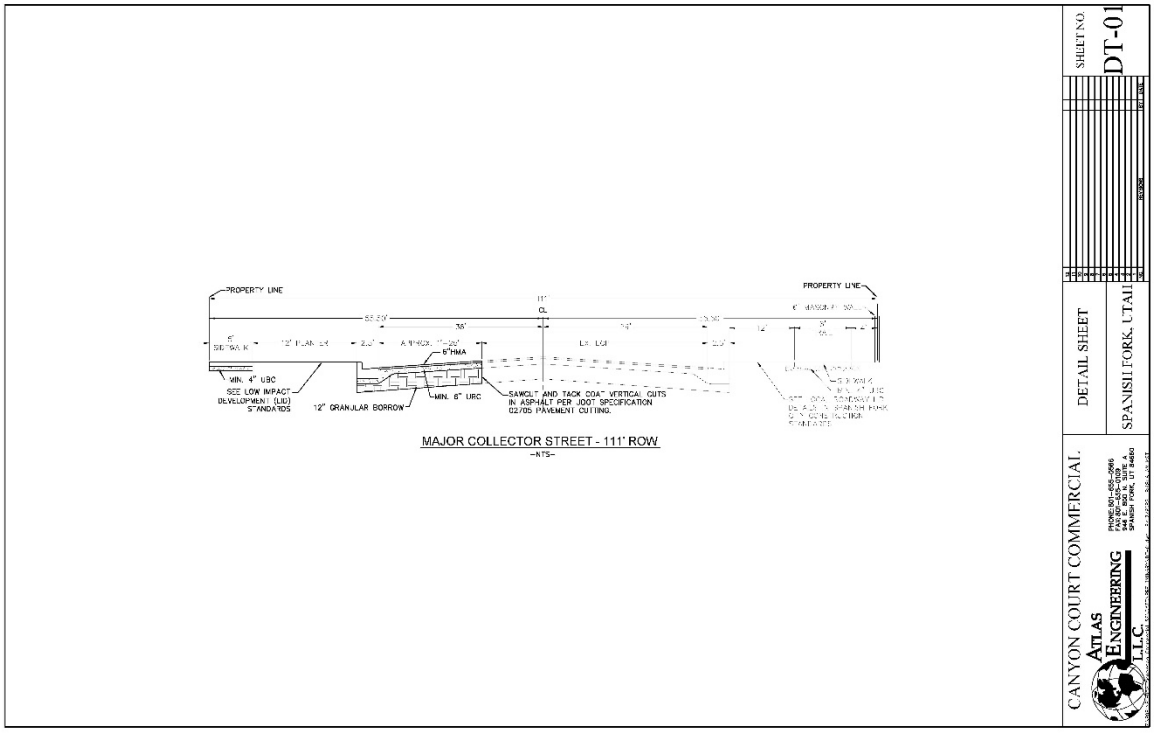

LEGEND
VICINITY MAP
Highway 147
400 North
SITE LOCATION
Highway 89
SPANISH FORK PARKWAY
400 NORTH
LEGACY TOWNHOMES
FUTURE BUILDING
SCALE 1" = 50'
SCALE 1" = 100'
SHEET NO. 3
OVERALL SITE PLAN
SPANISH FORK, UTAH
CANYON COURT COMMERCIAL
ATLAS ENGINEERING L.L.C.

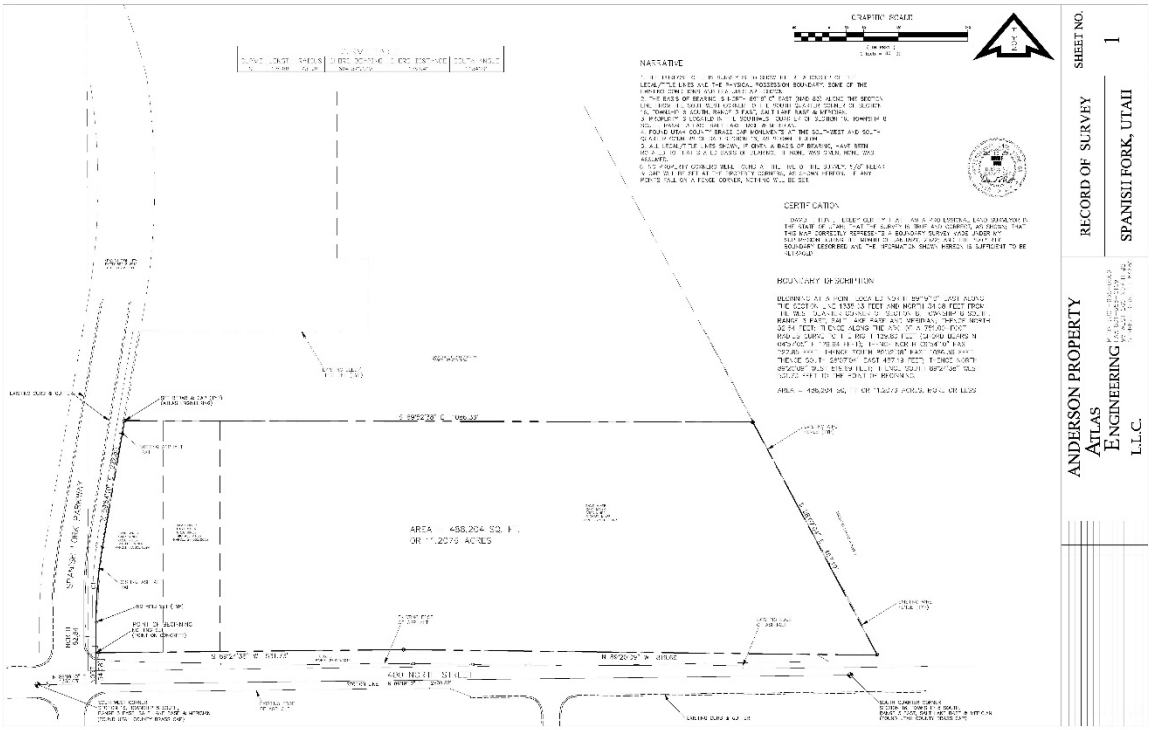

LEGEND
VICINITY MAP
Highway 147
400 North
SITE LOCATION
Highway 89
SPANISH FORK PARKWAY
400 NORTH
LEGACY TOWNHOMES
SCALE 1" = 50'
SCALE 1" = 100'
SHEET NO. 4
EXISTING TOPOGRAPHY
SPANISH FORK, UTAH
CANYON COURT COMMERCIAL
ATLAS ENGINEERING L.L.C.


LEGEND
VICINITY MAP
Highway 147
400 North
SITE LOCATION
SCALE 1" = 50'
SCALE 1" = 100'
SPANISH FORK PARKWAY
LEGACY TOWNHOMES
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 1007 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
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
A1




Canyon Court

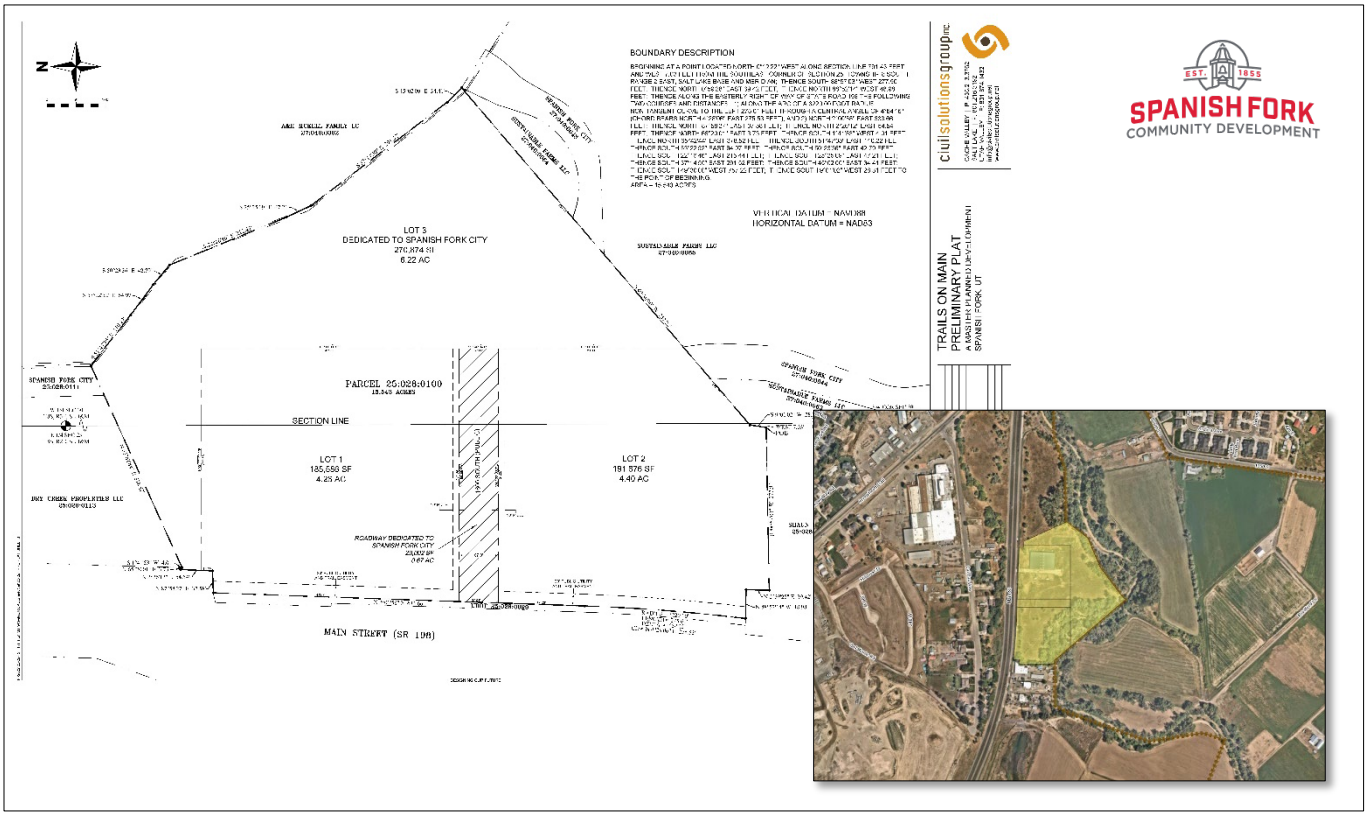









Canyon Court



Trails on Main Preliminary Plat and Zone Change Approval Request

May 3, 2023, Planning Commission meeting.

Located at 1527 South Main Street, including 15.53 acres.

The applicant has requested Preliminary Plat approval for a Master Planned Development that includes three (3) residential lots. The applicant's proposal would include 279 dwelling units.

The subject property is zoned R-R and the applicant has requested a change to the R-4 zone.

Key Issues

1. Zoning.
2. Access.
3. Utilities.
4. Parking.
5. Floodplain.
6. Landscaping.
7. Amenities.
8. Density.

Recommendation

That the proposed Preliminary Plat and Zone Change be recommended for denial based on the following findings:

Findings

1. That the proposal does not conform to the City's parking requirements.
2. That a plan to provide sanitary sewer service to the subject property has not been finalized.
3. That City staff is not currently prepared to support a proposal that requires a modification of the floodplain.

Exhibits

1. Preliminary Plat.
2. Landscaping.
3. Parking data.
4. Renderings.
5. Floodplain information.

TRAILS ON MAIN
PRELIMINARY PLAT
A MASTER PLANNED DEVELOPMENT



VICINITY MAP - NTS

Sheet Index	
Sheet Number	Sheet Title
1	COVER
2	EXISTING TOPO
3	SURVEY PLAN
4	SITE PLAN
5	UTILITY PLAN
6	OFFSITE SEWER
7	GRADING PLAN

LEGEND EXISTING

LEGEND PROPOSED

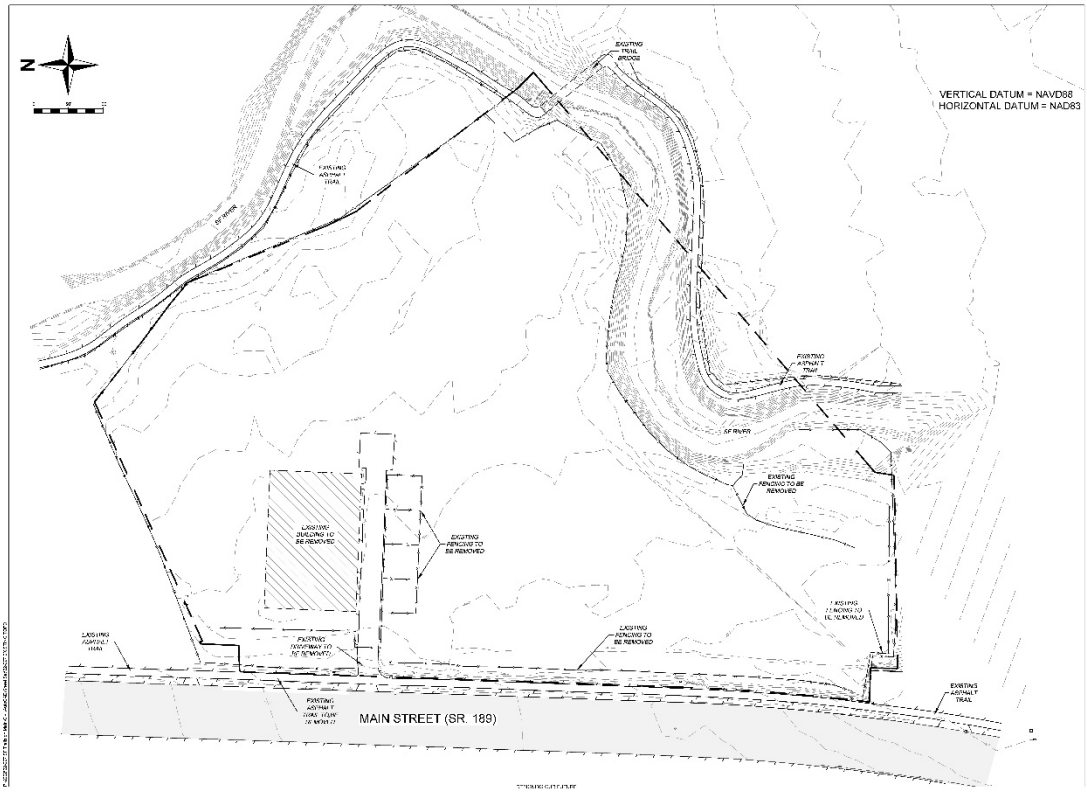
Know what's below. Call 811 before you dig.
BLUE STAKES OF UTAH
www.bluestakes.org

civilsolutionsgroup inc.

TRAILS ON MAIN
PRELIMINARY PLAT
A MASTER PLANNED DEVELOPMENT
SPANISH FORK, UT

COVER

1 OF 7

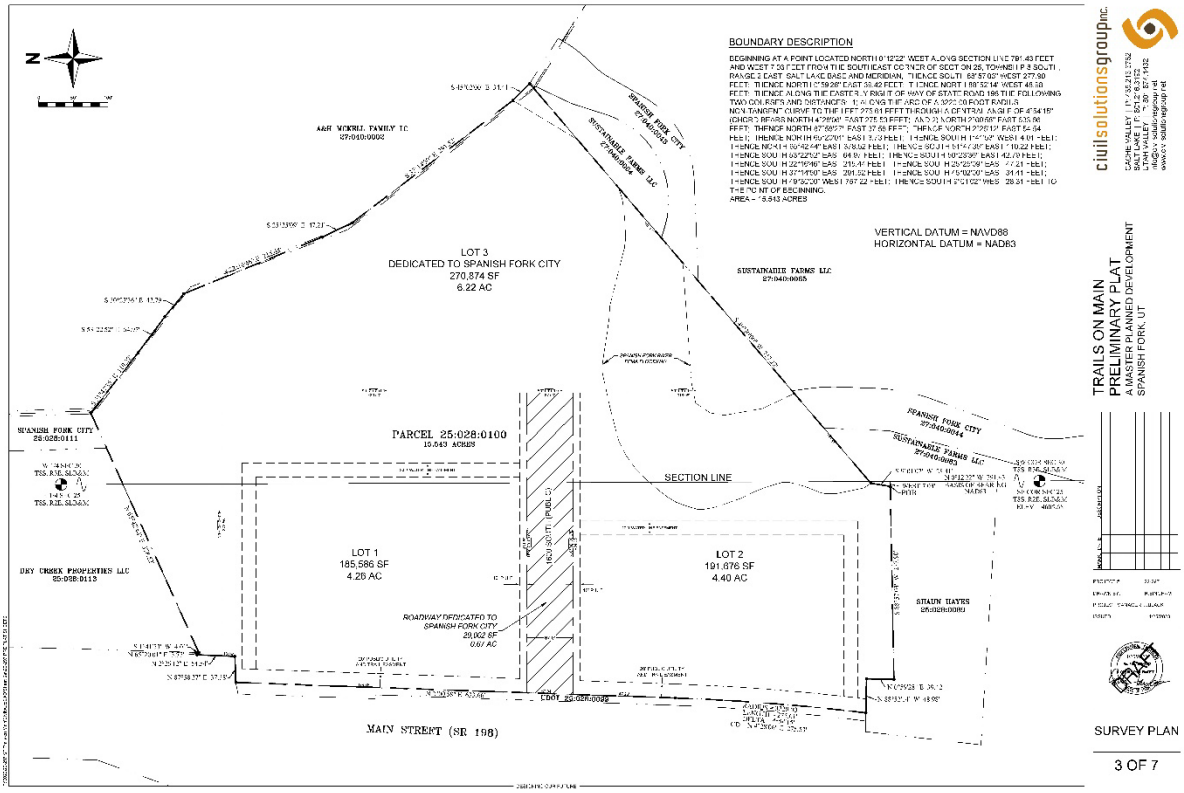


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TRAILS ON MAIN
PRELIMINARY PLAT
A MASTER PLANNED DEVELOPMENT
SPANISH FORK, UT

EXISTING TOPOGRAPHY

2 OF 7

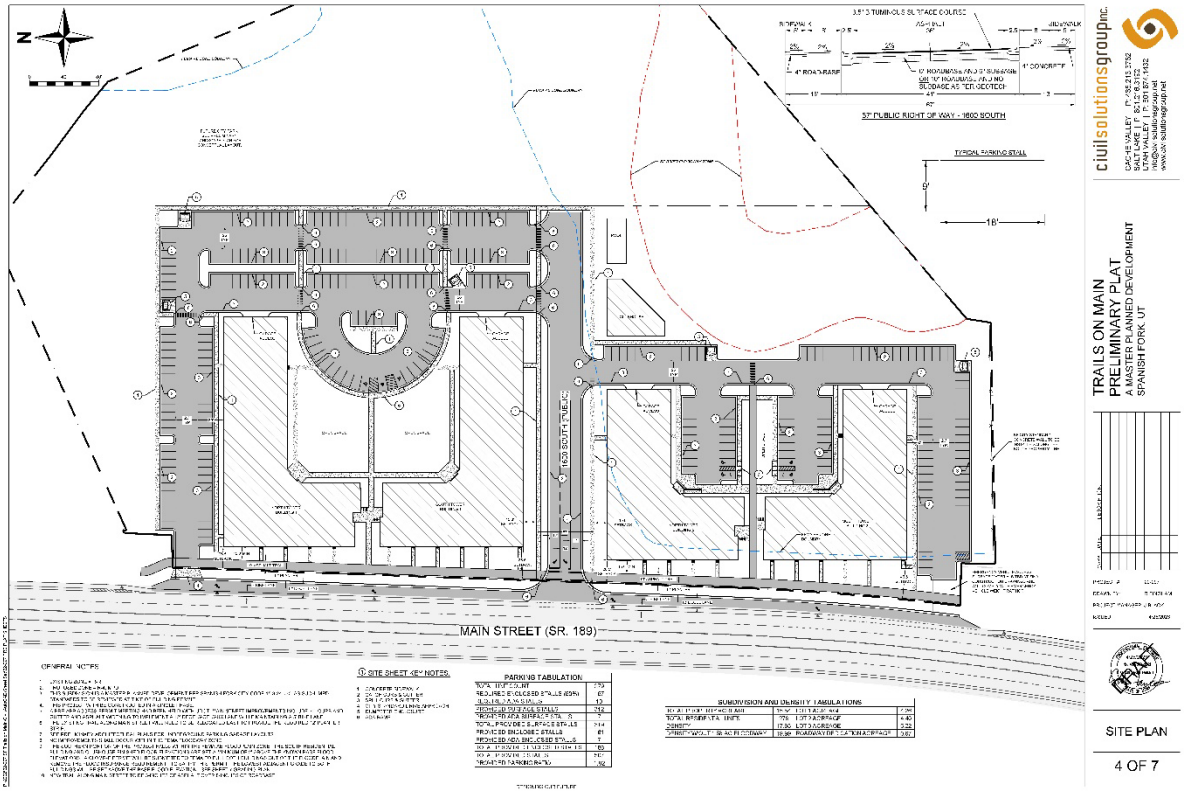


civilsolutionsgroup inc.
CACHE VALLEY | P: 435.213.3752
SALT LAKE VALLEY | P: 801.871.1102
UTAH VALLEY | P: 801.871.1102
info@civilsolutionsgroup.net
www.civilsolutionsgroup.net

TRAILS ON MAIN
PRELIMINARY PLAT
A MASTER PLANNED DEVELOPMENT
SPANISH FORK, UT

SURVEY PLAN

3 OF 7

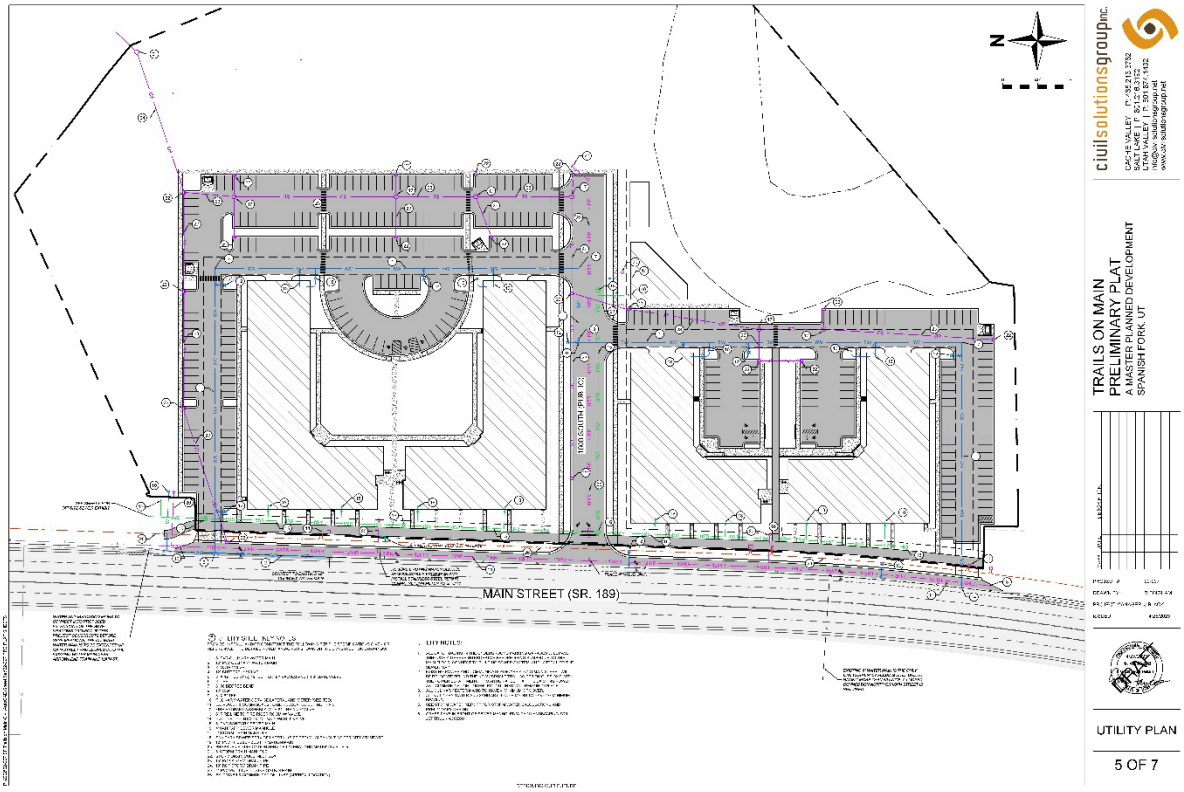


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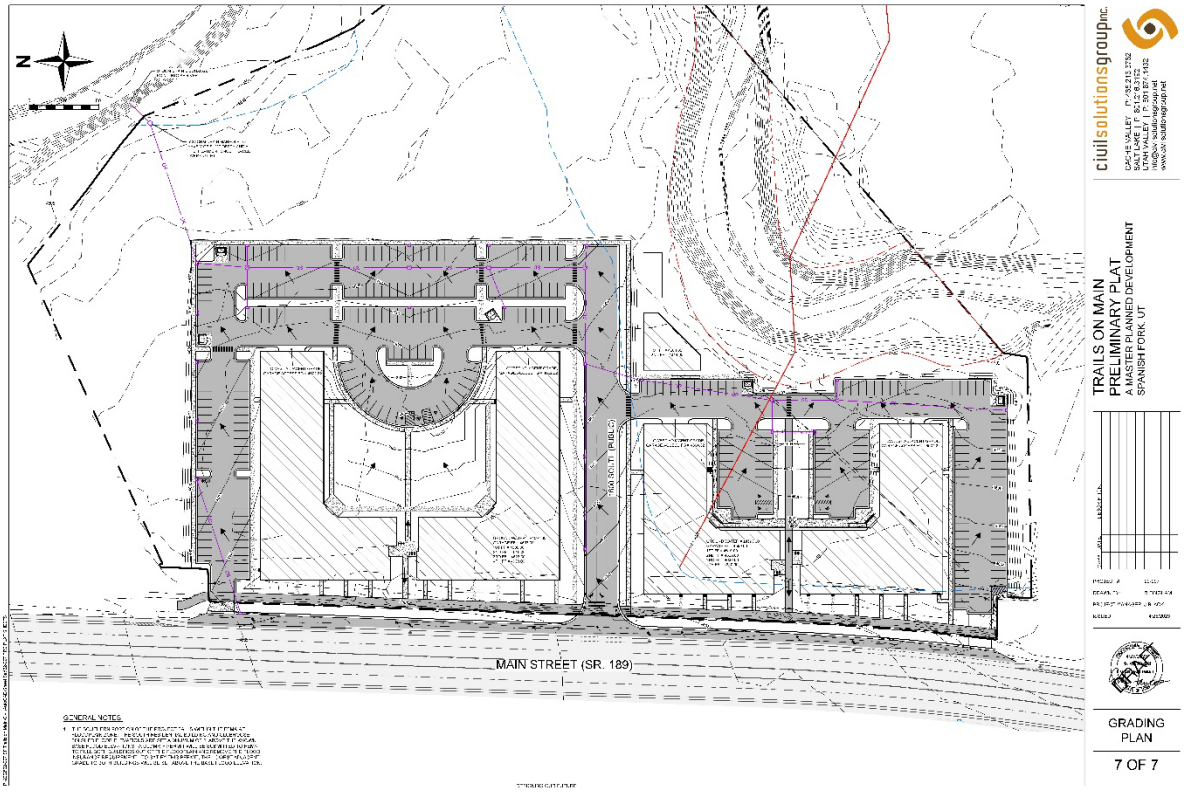
TRAILS ON MAIN
PRELIMINARY PLAT
A MASTER PLANNED DEVELOPMENT
SPANISH FORK, UT

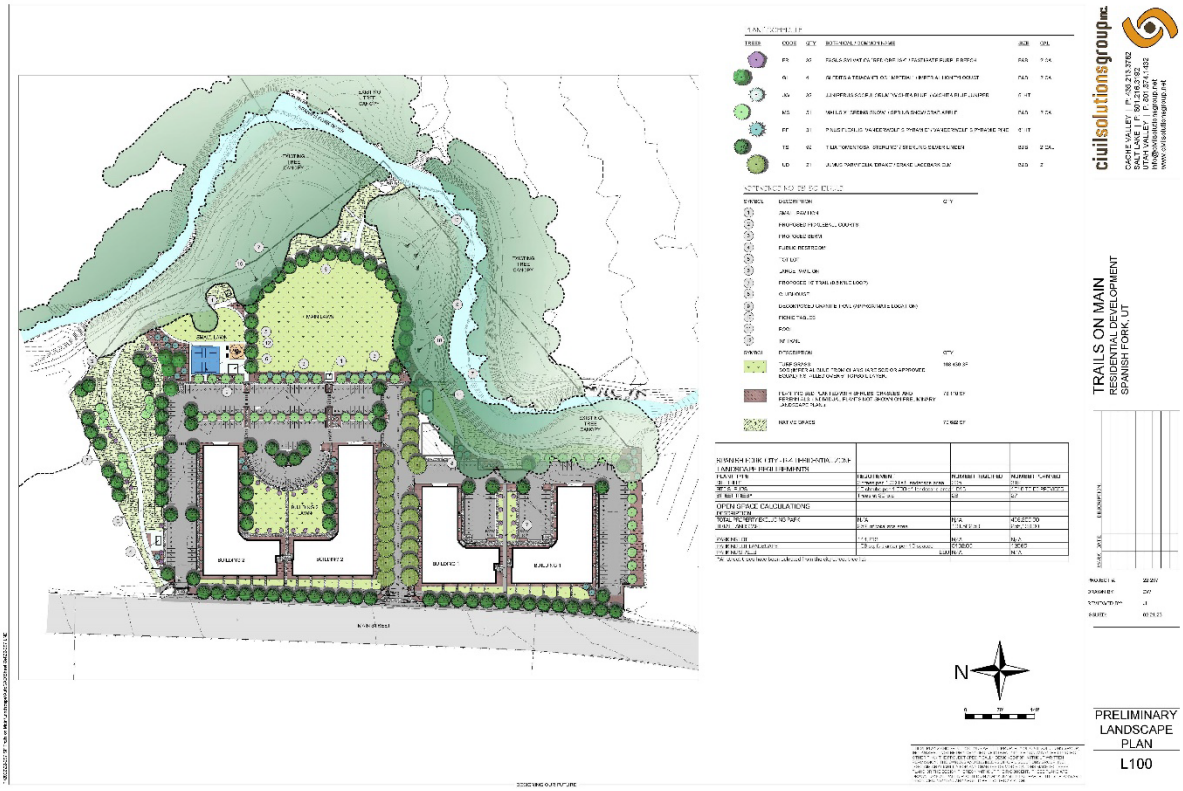
SITE PLAN

4 OF 7


MAIN STREET (SR. 189)
civilsolutionsgroup inc.
TRAILS ON MAIN
PRELIMINARY PLAT
A MASTER PLANNED DEVELOPMENT
SPANISH FORK, UT
UTILITY PLAN
5 OF 7


MAIN STREET (SR.189)
Spanish Fork
NOTE:
PRELIMINARY ANALYSIS INDICATES THAT BOTH OFFSITE SEWER OPTIONS CAN GRAVITY TO CONNECTION POINTS. THIS WILL BE CONFIRMED PRIOR TO THE FINAL PLAT AND CONSTRUCTION DRAWINGS STAGE.
BOTH OPTIONS WILL REQUIRED EASEMENTS ACROSS PRIVATE PROPERTY, WHICH MAY LIMIT THE FINAL ROUTE TO ONE OR THE OTHER OF THE OPTIONS.
COORDINATION AND PERMITTING FOR THE BORING OF MAIN STREET WILL BE ADDRESSED WITH UDOT IF OPTION 1 IS THE PREFERRED ROUTE.
COORDINATION AND PERMITTING FOR THE RIVER CROSSING WILL BE ADDRESSED WITH THE CITY AND OTHER REQUIRED ENTITIES IF OPTION 2 IS THE PREFERRED ROUTE
civilsolutionsgroup inc.
TRAILS ON MAIN
PRELIMINARY PLAT
A MASTER PLANNED DEVELOPMENT
SPANISH FORK, UT
OFFSITE SEWER
6 OF 7


N
MAIN STREET (SR. 189)
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TRAILS ON MAIN
PRELIMINARY PLAT
A MASTER PLANNED DEVELOPMENT
SPANISH FORK, UT
GRADING
PLAN
7 OF 7



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TRAILS ON MAIN
RESIDENTIAL DEVELOPMENT
SPANISH FORK, UT

PRELIMINARY LANDSCAPE PLAN

L100



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TRAILS ON MAIN
RESIDENTIAL DEVELOPMENT
SPANISH FORK, UT

TRAIL CONCEPT

L101

PARKING

IF THIS PROJECT WERE IN THESE SURROUNDING CITIES, THIS IS WHAT THEIR REQUIREMENTS WOULD BE.

CITY	TOTAL PARKING	TOTAL ENCLOSED	AVERAGE STALLS PER UNIT
LEHI	490	279	**1.76**
SPRINGVILLE	593	297	**2.13**
VINEYARD	556	0	**1.99**
PLEASANT GROVE	518	297	**1.86**
SARATOGA SPRINGS	433	297	**1.55**
SANTAQUIN	558	0	**2.00**
HERRIMAN	565	0	**2.03**
BLUFFDALE	567	0	**2.03**

LANDD

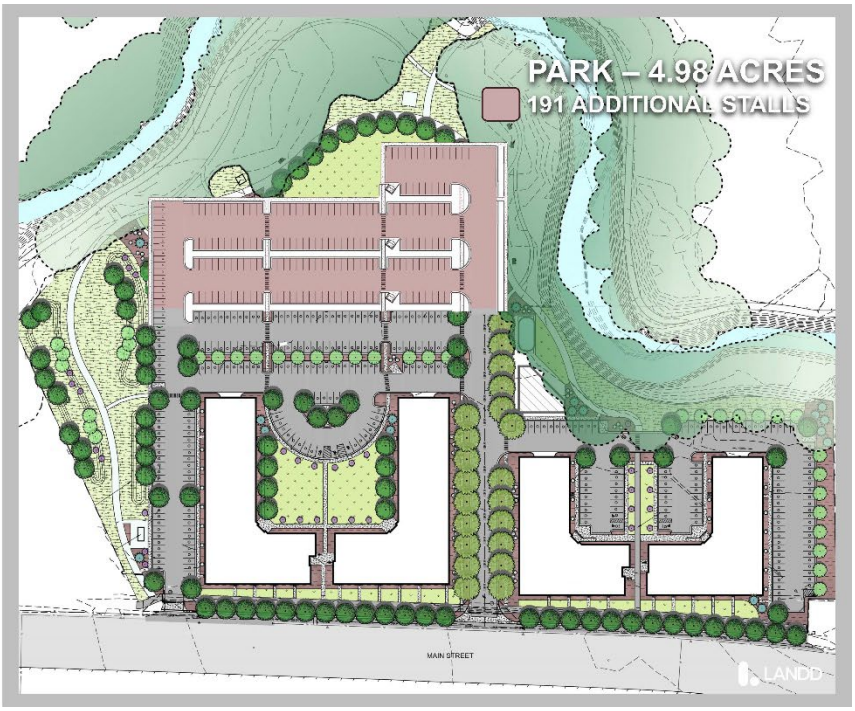
PARKING

2.5 STALLS PER UNIT
(CURRENT CITY STANDARD)

697.5 TOTAL STALLS REQUIRED

191 ADDITIONAL PARKING STALLS BEYOND PROPOSED

1.22 ADDITIONAL ACREAGE ELIMINATED FROM PARK



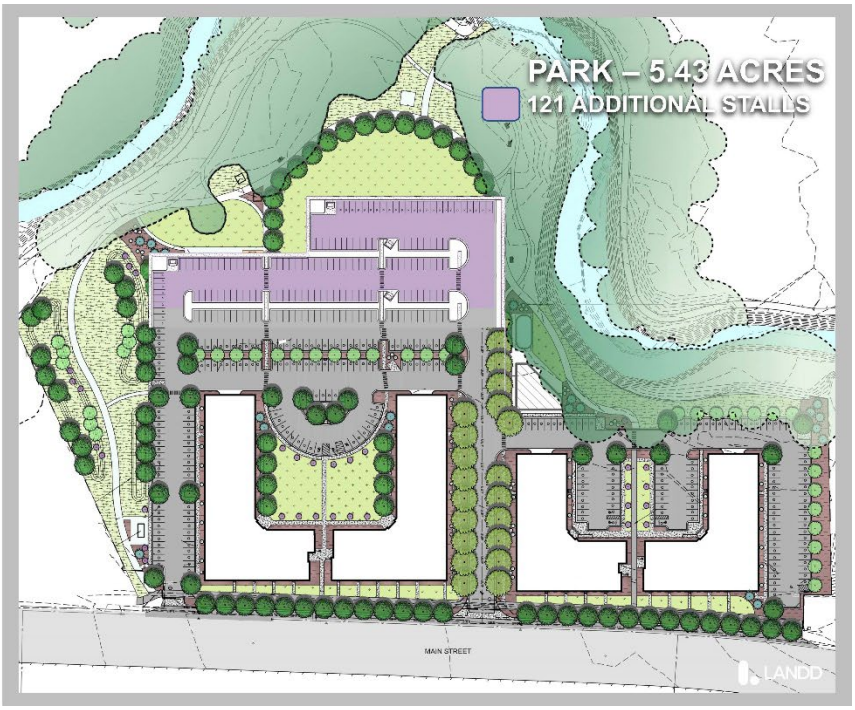
PARKING

2.25 STALLS PER UNIT

627.75 TOTAL STALLS REQUIRED

121 ADDITIONAL PARKING STALLS BEYOND PROPOSED

.77 ADDITIONAL ACREAGE ELIMINATED FROM PARK



PARKING

2 STALLS PER UNIT

558 TOTAL STALLS REQUIRED

51 ADDITIONAL PARKING STALLS BEYOND PROPOSED

.33 ADDITIONAL ACREAGE ELIMINATED FROM PARK



CURRENT PARKING

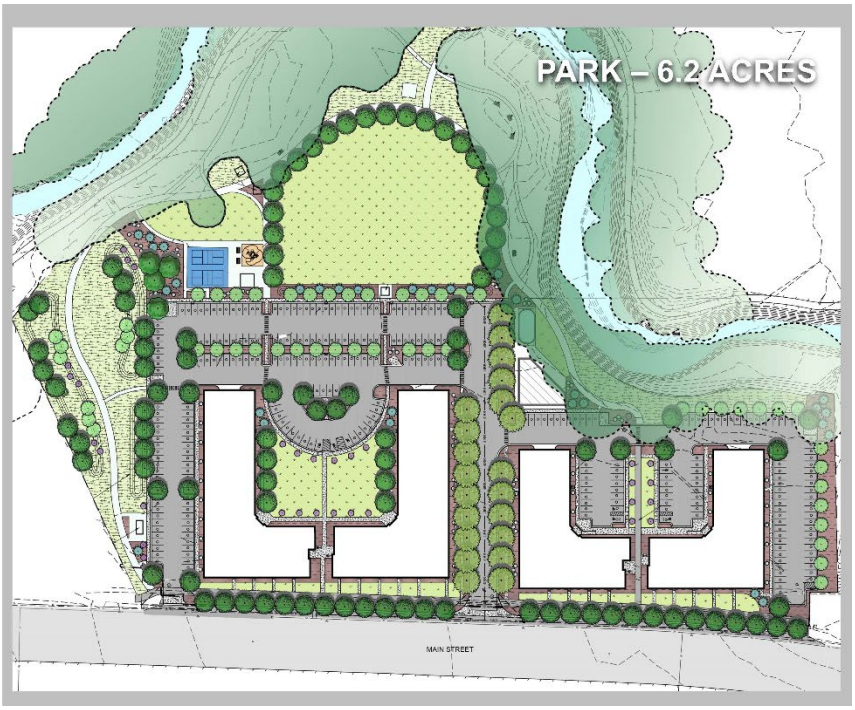
TOTAL UNITS ---------- 279

STALLS PROVIDED --- 507

STALLS PER UNIT ----- 1.82

ENCLOSED STALLS -- 188

PERCENT OF UNITS WITH ENCLOSED STALLS – 67%





























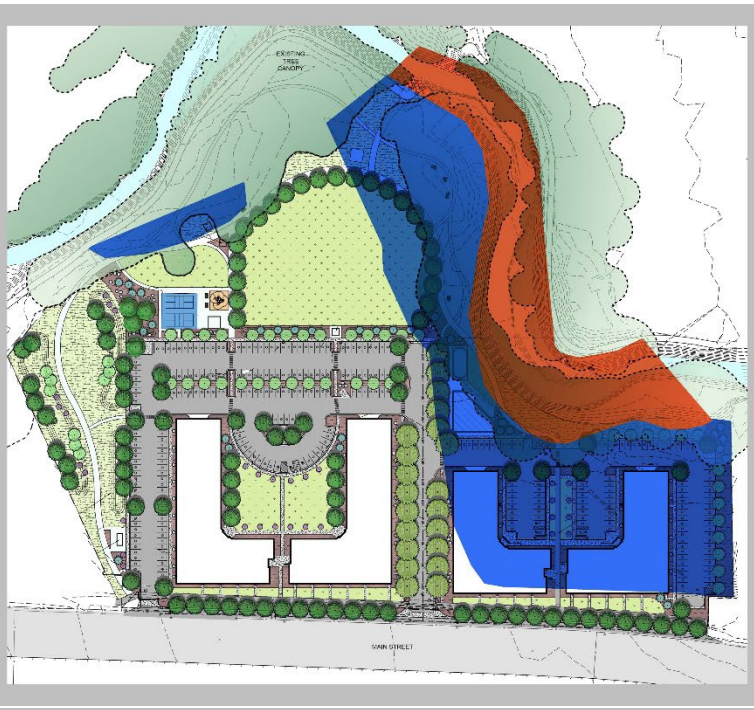


FLOOD PLAIN

THERE ARE 2 FEMA FLOOD ZONE DESIGNATIONS ON THIS PROPERTY.

THE FIRST, SHOWN IN RED IS THE FLOODWAY.

THE SECOND SHOWN IN BLUE IS ZONE AE OR THE 100 YEAR FLOOD PLAIN.



FLOOD PLAIN

WE ARE WORKING WITH FEMA ON A MAP REVISION TO PULL THIS AREA OUT OF THE FLOOD PLAIN.

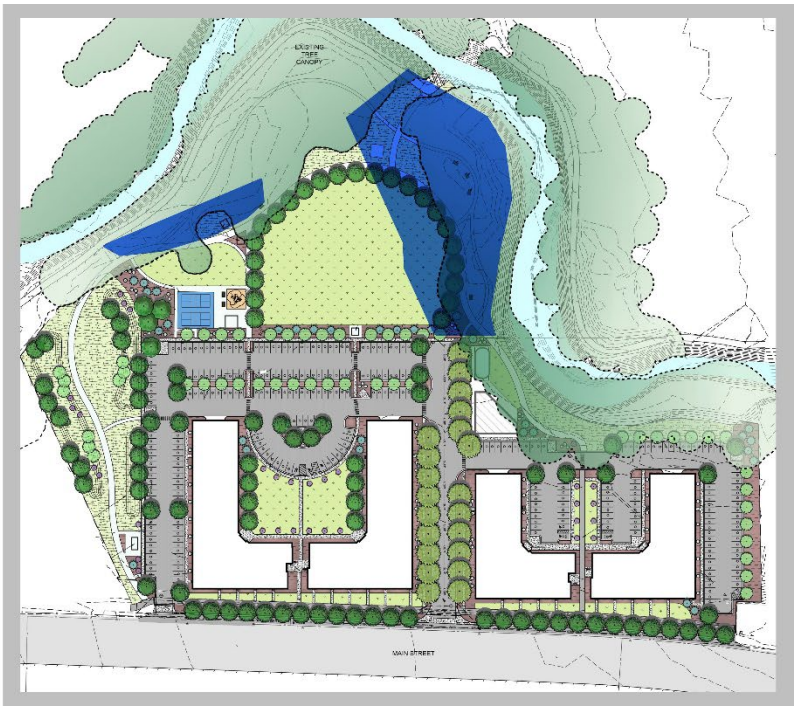


FLOOD PLAIN

FILL DIRT WOULD BE REQUIRED TO REMOVE THESE AREAS FROM THE FLOOD PLAIN.

THERE ARE NO STRUCTURES WITHIN THIS AREA AND THE FILL DIRT WOULD ONLY KILL THE MATURE TREES ALONG THE RIVERBANK.

IT WOULD BE A DETRIMENT TO THE PARK AND TO THE PROJECT.

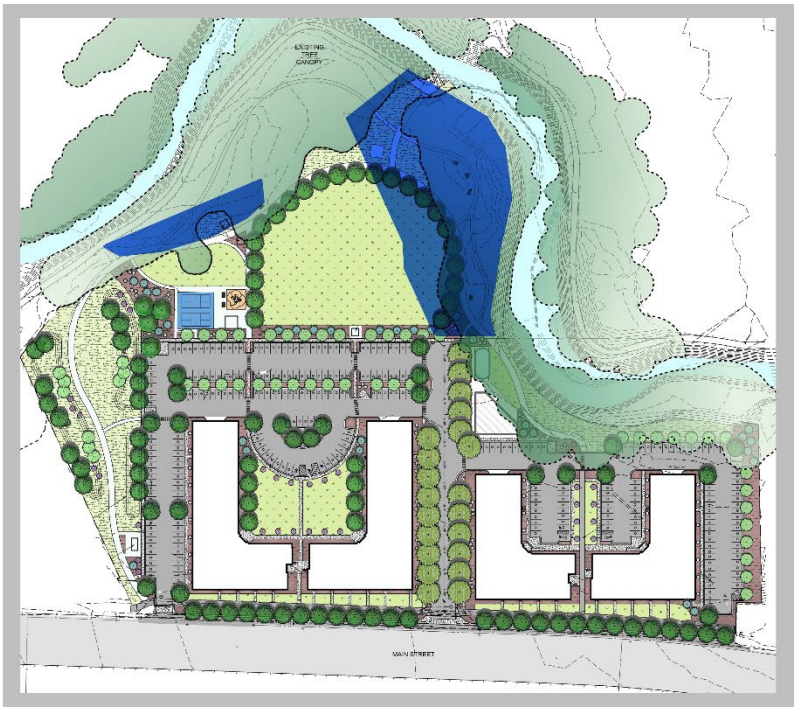


FLOOD PLAIN

THE CITY ORDINANCE DOES NOT GRANT DENSITY FOR PROPERTY WITHIN THE FLOODWAY OR THE 100 YEAR FLOOD PLAIN.

WE HAVE MADE A CONCERTED EFFORT TO PROVIDE THIS PARK SPACE TO THE CITY. INCLUDING, EXTENSIVE COSTS TO BUILD THE PARKING GARAGES (AS OPPOSED TO SURFACE GARAGES) AND OUR CONTRIBUTION TO THE CITY IN BOTH LAND THE FUNDS WE ARE COMITTING FOR PARK CONSTRUCTION.

WE ARE NOT ASKING FOR DENSITY WITHIN THE FLOODWAY, BUT TO MAKE THE ABOVE CONTRIBUTIONS FEASIBLE, WE ARE ASKING THAT THE CITY GRANT US DENSITY FOR THE 100 YEAR FLOOD PLAIN ACREAGE.



civilsolutionsgroup inc.

February 22, 2023

RE: SF Trails on Main – Floodplain Impact Analysis

To whom it may concern,

Civil Solutions Group Inc. (CSG) is providing this document to quantify the impacts associated from the development of the floodplain on the southern perimeter of the SF Trails on Main project. The information and modeling contained within this document is based upon preliminary grading and site layout information associated with the official preliminary plat submittal.

The project as proposed includes the filling in of a small portion of the FEMA zone X and zone AE floodplain, as shown in Figure 1 below. It is proposed that approximately 3' of fill be placed in the red area shown in Figure 1. No fill is proposed to be placed in the designated floodway or on the east side of the river.

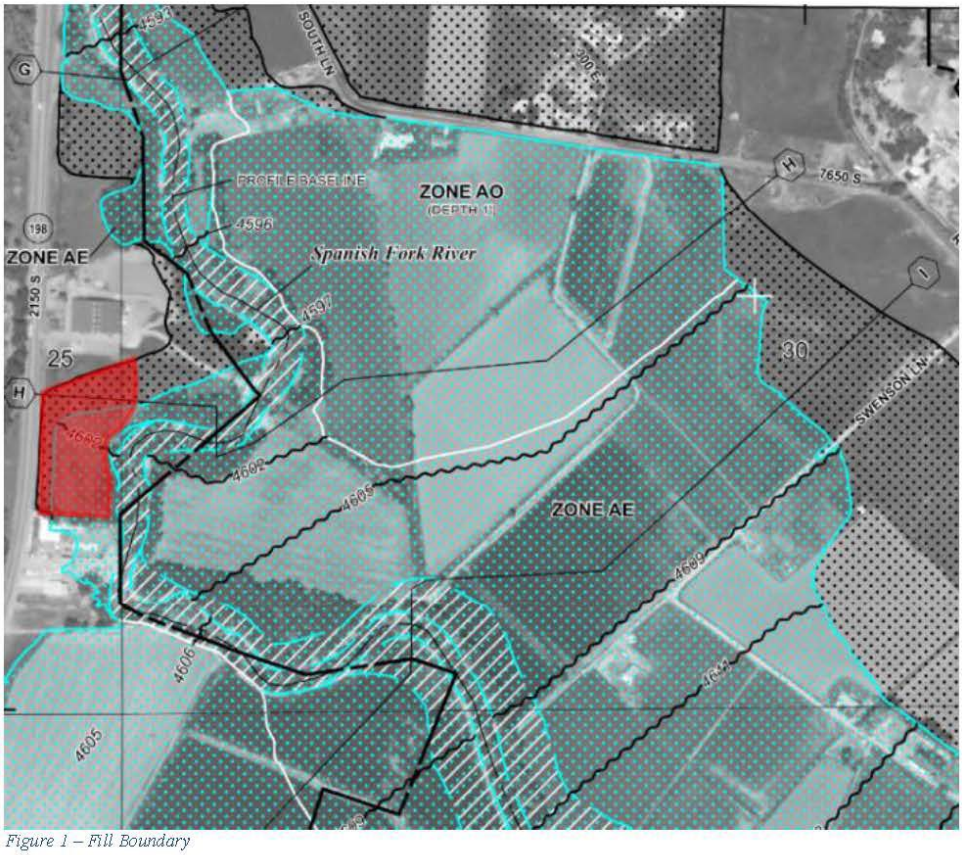


Figure 1 – Fill Boundary

civilsolutionsgroup inc.

CSG analyzed a cross section to model the effect of the fill in the floodplain. The cross section was analyzed using Mannings principles of open-channel flow analysis. CSG modeled the cross section through the extents of the floodplain as shown in green below. The calculations were calibrated to match the published BFE elevations shown on the official FEMA FIRM map, Figure 2.

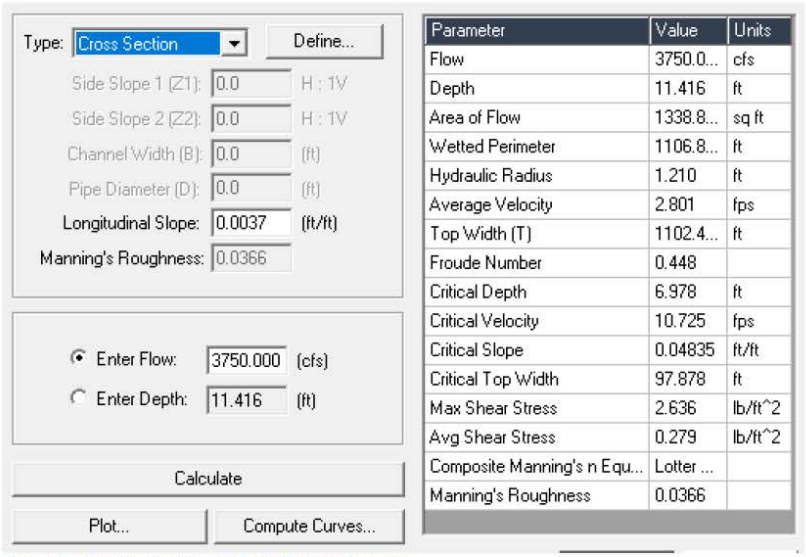
The slope of the Spanish Fork River was calculated for this area based on field survey data, 0.37%. A known Q value of 3,750 cfm per the FIS was used to model the 1% flood event. Cross sectional data is based on data points obtained from the field survey done by others. A Mannings N-value of .035 was used for the upland fields, and a value of .07 was used for the Spanish Fork River.



Figure 2 – Cross Section on FIRM map

The existing conditions analysis of the cross section are shown in Figure 3 and Figure 4 below. Supporting datasets and calculations are maintained by CSG, though they are not expressly contained within this summary report.

civilsolutionsgroup inc.



Parameter	Value	Units
Flow	3750.0...	cfs
Depth	11.416	ft
Area of Flow	1338.8...	sq ft
Wetted Perimeter	1106.8...	ft
Hydraulic Radius	1.210	ft
Average Velocity	2.801	fps
Top Width (T)	1102.4...	ft
Froude Number	0.448	
Critical Depth	6.978	ft
Critical Velocity	10.725	fps
Critical Slope	0.04835	ft/ft
Critical Top Width	97.878	ft
Max Shear Stress	2.636	lb/ft^2
Avg Shear Stress	0.279	lb/ft^2
Composite Manning's n Equ...	Lotter ...	
Manning's Roughness	0.0366	

Figure 3 – Existing Conditions Cross Section Properties

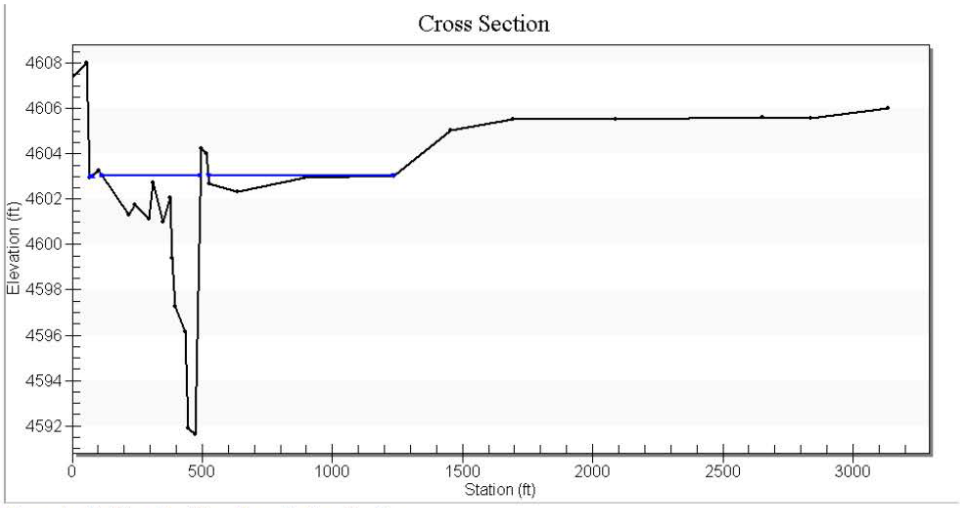
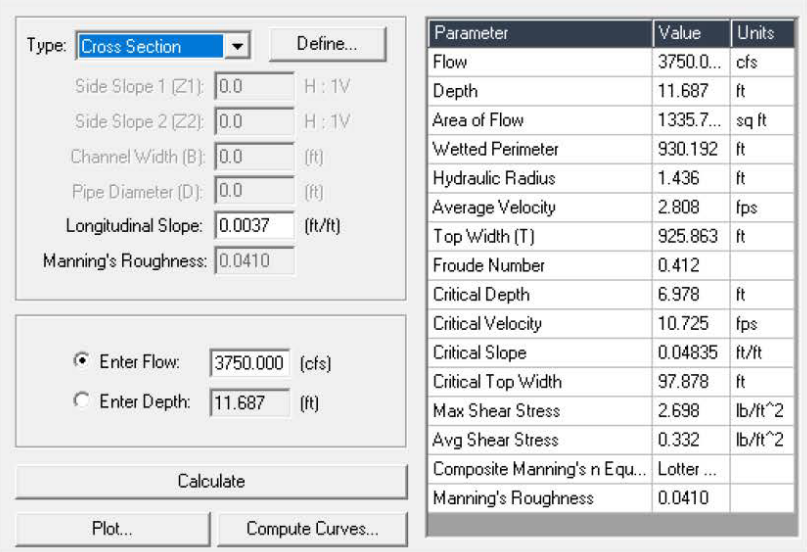


Figure 4 – Existing Conditions Cross Section Profile

The Base Flood Elevation for the existing condition at the modeled cross section is 4591.63' + 11.42' = 4603.05' which matches identically to what is shown on the official FEMA map, Figure 2.

The proposed conditions analysis of the cross section are shown in Figure 5 and Figure 6 below. Supporting datasets and calculations are maintained by CSG, though they are not expressly contained within this summary report.



Parameter	Value	Units
Flow	3750.0...	cfs
Depth	11.687	ft
Area of Flow	1335.7...	sq ft
Wetted Perimeter	930.192	ft
Hydraulic Radius	1.436	ft
Average Velocity	2.808	fps
Top Width (T)	925.863	ft
Froude Number	0.412	
Critical Depth	6.978	ft
Critical Velocity	10.725	fps
Critical Slope	0.04835	ft/ft
Critical Top Width	97.878	ft
Max Shear Stress	2.698	lb/ft^2
Avg Shear Stress	0.332	lb/ft^2
Composite Manning's n Equ...	Lotter ...	
Manning's Roughness	0.0410	

Figure 5 - Proposed Conditions Cross Section Properties

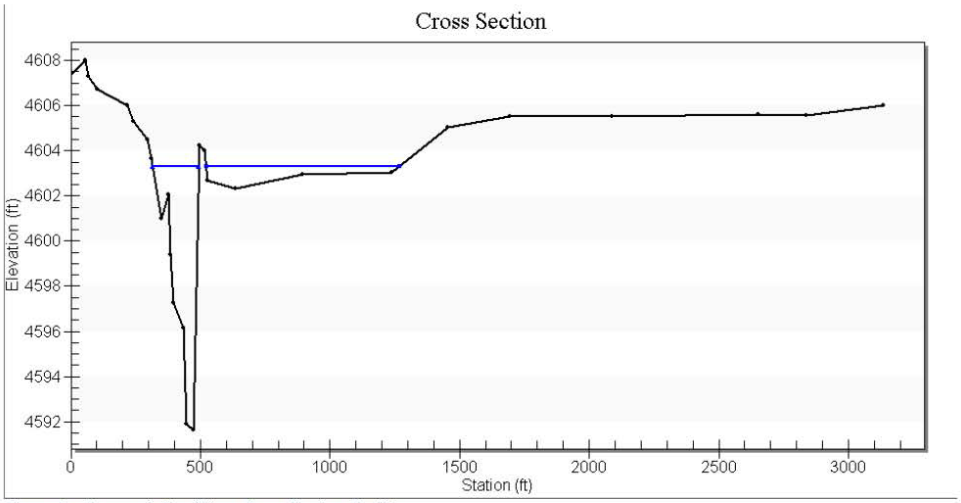


Figure 6 - Proposed Conditions Cross Section Profile

civilsolutionsgroup inc.

The Base Flood Elevation for the proposed condition at the modeled cross section is 4591.63' + 11.69' = 4603.32'.

A comparison of the existing and proposed conditions BFE indicated that the floodplain through this section is expected to increase by 4603.32' – 4603.05' = **0.27**', or about 3 inches.

The document is being submitted as part of the Trails on Main Preliminary Plat application. The southern portion of the project falls within the FEMA AE floodplain zone. The south residential building and clubhouse finished floor elevations are set a minimum of 2' above the known base flood elevations. A CLOMR-F permit will be submitted to FEMA to pull both buildings out of the floodplain and remove the flood insurance requirement. To satisfy this permit, the lowest adjacent grade to both buildings will be set above the base flood elevation. See the civil preliminary plat plan set for elevation data.

Sincerely,

Dayton Law, MBA, PE, CEO
Office 801.874.1432 Extension 711
Mobile 435.890.4190
dlaw@civilsolutionsgroup.net
www.civilsolutionsgroup.net
UTAH VALLEY | SALT LAKE CITY | CACHE VALLEY

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.

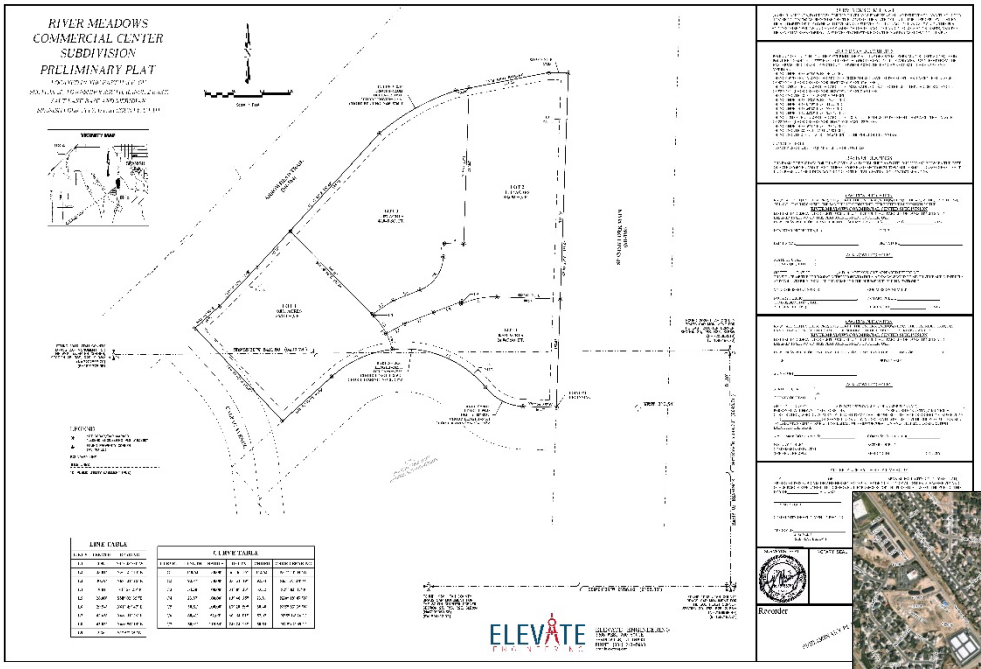
2. Residential Building Design: MU projects shall include design features that differentiate adjoining units and create identity for each unit by meeting the following requirements:
    a. Residential projects shall include a variety of unit sizes.
    b. Residential projects shall include elements that 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.





River Meadows Commercial Center Preliminary Plat Approval Request

May 3, 2023, Planning Commission meeting.

Located at approximately Cal Pac Avenue and Arrowhead Trail, including 3.56 acres.

The subject property is zoned C-2.

The applicant has requested Preliminary Plat approval for a four-lot commercial subdivision. The proposal amends Phase 3 of the Skye Meadows Preliminary Plat.

Key Issues

1. Development Agreement.
2. Access.
3. Utilities.
4. Power.
5. Phasing.

Recommendation

That the proposed 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.
3. That the applicant revises the plat to show the necessary right-of-way dedication to Spanish Fork City for the Arrowhead Trail intersection with Main Street.

Exhibits

1. Preliminary Plat.

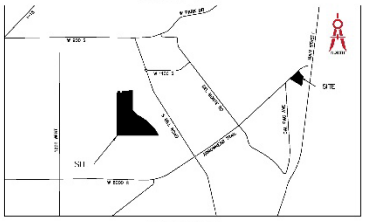
RIVER MEADOWS COMMERCIAL CENTER

A COMMERCIAL SUBDIVISION

SPANISH FORK, UT

PRELIMINARY PLAN SET

VICINITY MAP



INDEX

G-0 Cover Sheet
River Meadows Commercial Center Subdivision Preliminary Plat
C-1 Existing Topography
C-2 Preliminary Site Plan
C-3 Preliminary Grading Plan
C-4 Preliminary Utility Plan

ENGINEER / SURVEYOR:
LARVIN TOLOOK
ELEVATE ENGINEERING
2209 WEST 700 SOUTH
SPRINGVILLE, UT 84663
(801) 718-5992
LARVIN@ELEVATENG.COM

OWNER/DEVELOPER:
LOUIS ANTHONY RIS
2209 WEST 700 SOUTH
SPRINGVILLE, UT 84663
(435) 737-0400
RUSSNILSON@CLINISTARBUILDERS.COM

GENERAL NOTES:

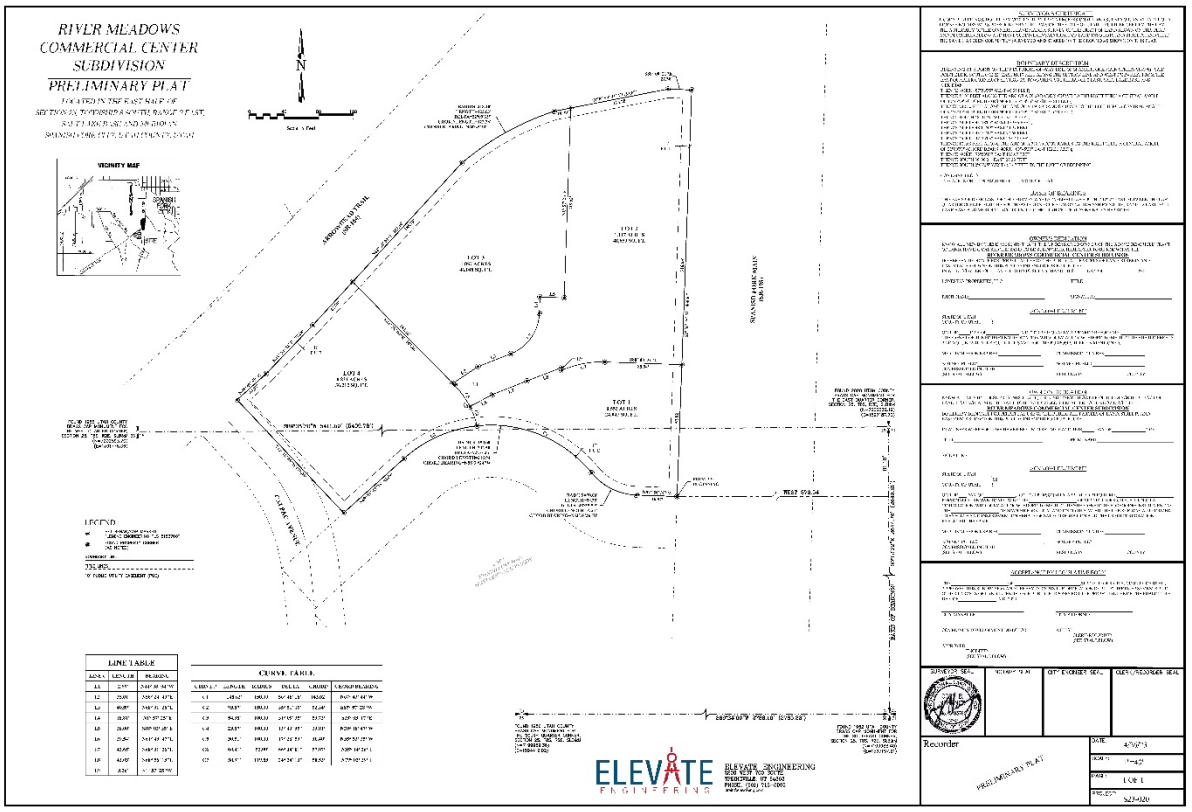
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4. IF NEWER VERSION OF STANDARDS IS RELEASED DURING PROJECT IS ALL BE COMPLIED USING STANDARDS VERSION THAT WAS ISSUED AT PRE-CONSTRUCTION MEETING.
5. ANY EXISTING FACILITIES AFFECTED BY THE DEVELOPMENT WILL HAVE TO BE BROUGHT TO CURRENT ENG. DESIG. AND CITY STANDARDS AT DEVELOPERS EXPENSE. INCLUDING BUT NOT LIMITED TO UPGRADING OF METER BASE, SERVICE CONDUITS, COMMUNICATIONS SERVICES, AND LANDSCAPING RESTORATION.

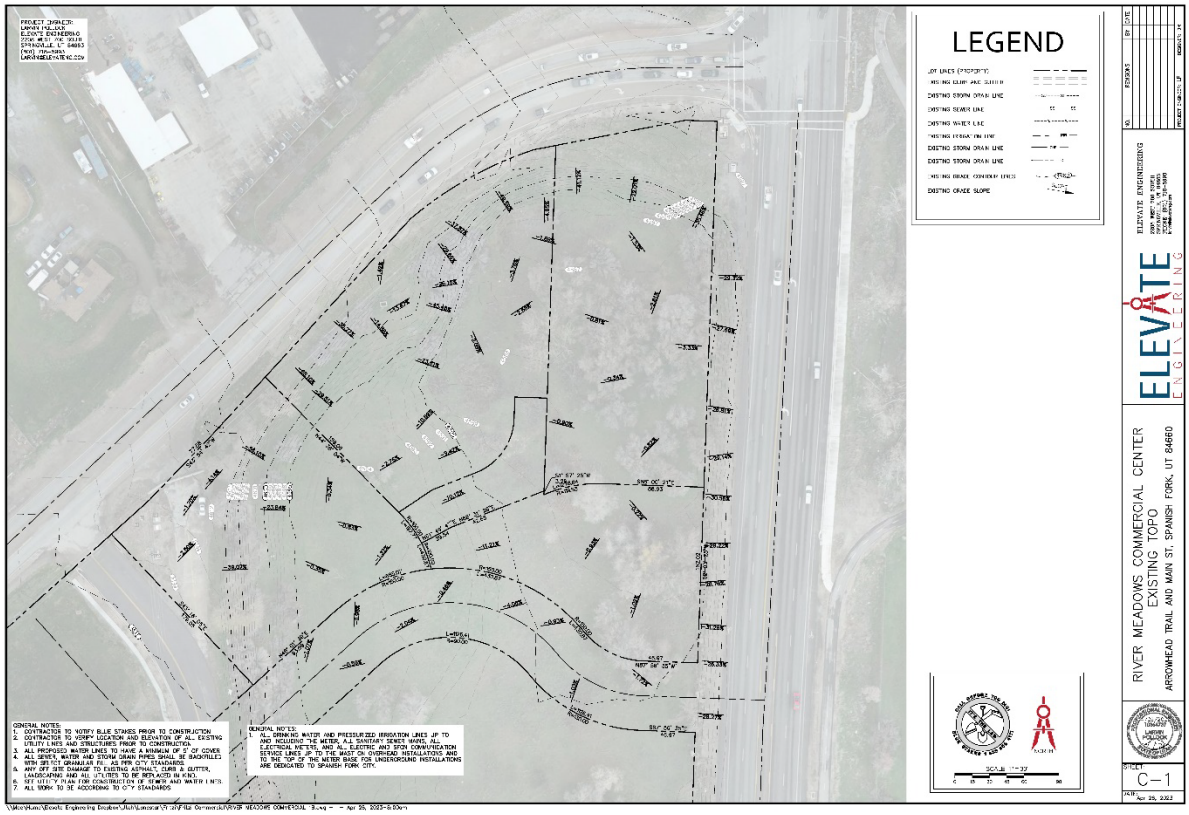
ELEVATE ENGINEERING
2209 WEST 700 SOUTH
SPRINGVILLE, UT 84663
(801) 318-5992
LARVIN@ELEVATENG.COM

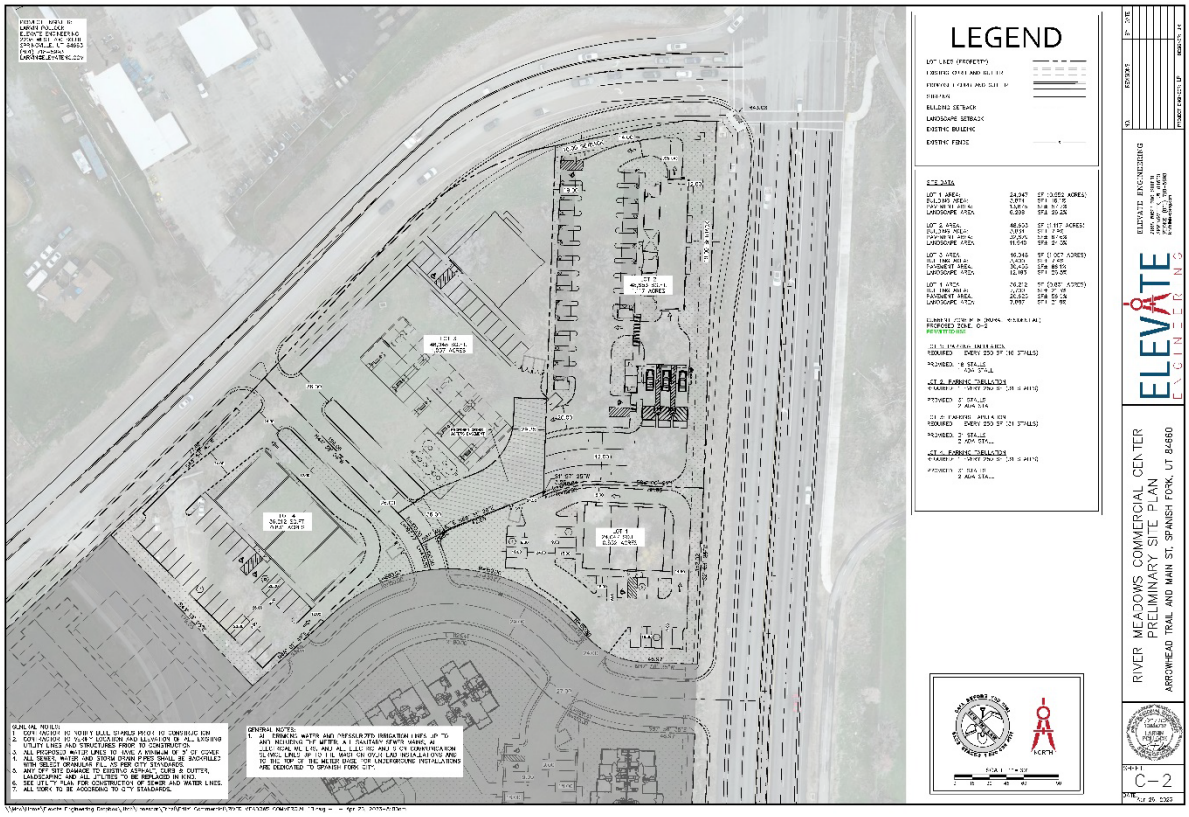
RIVER MEADOWS COMMERCIAL CENTER
COVER SHEET
ARROWHEAD TRAIL AND MAIN ST, SPANISH FORK, UT 84660

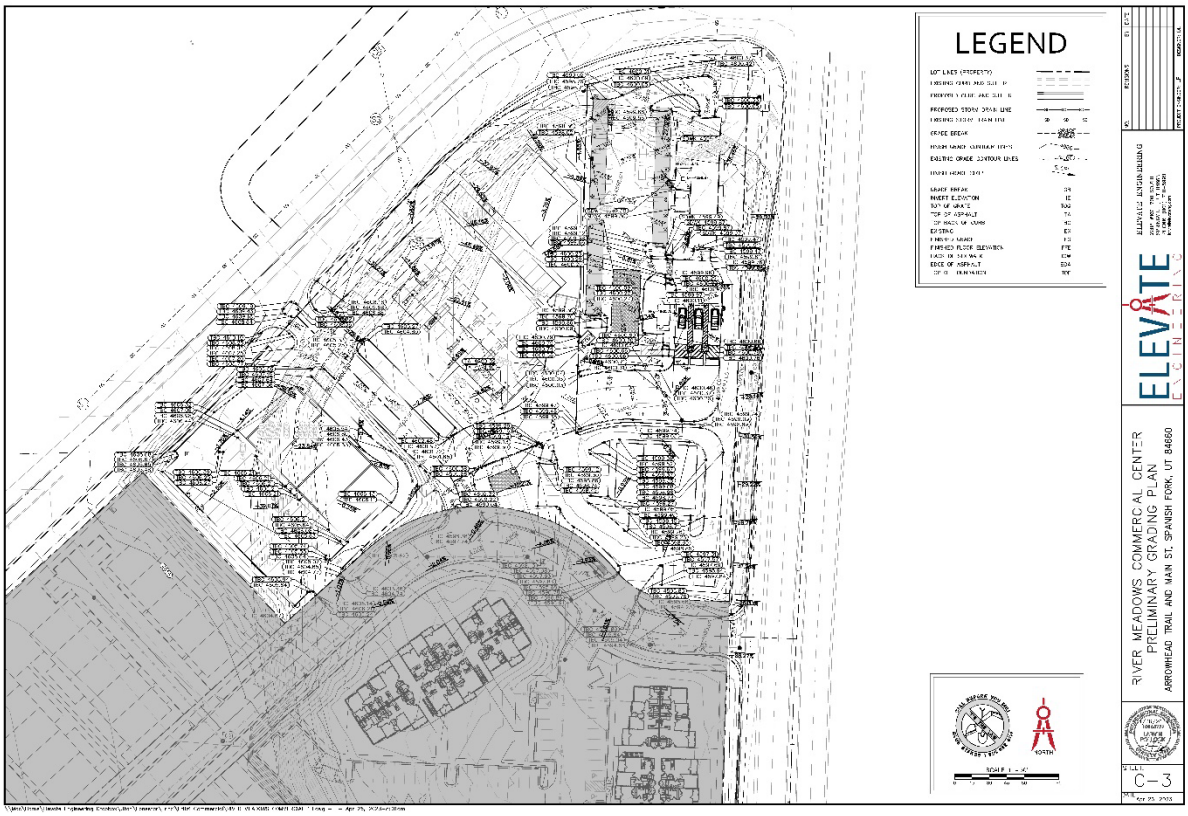
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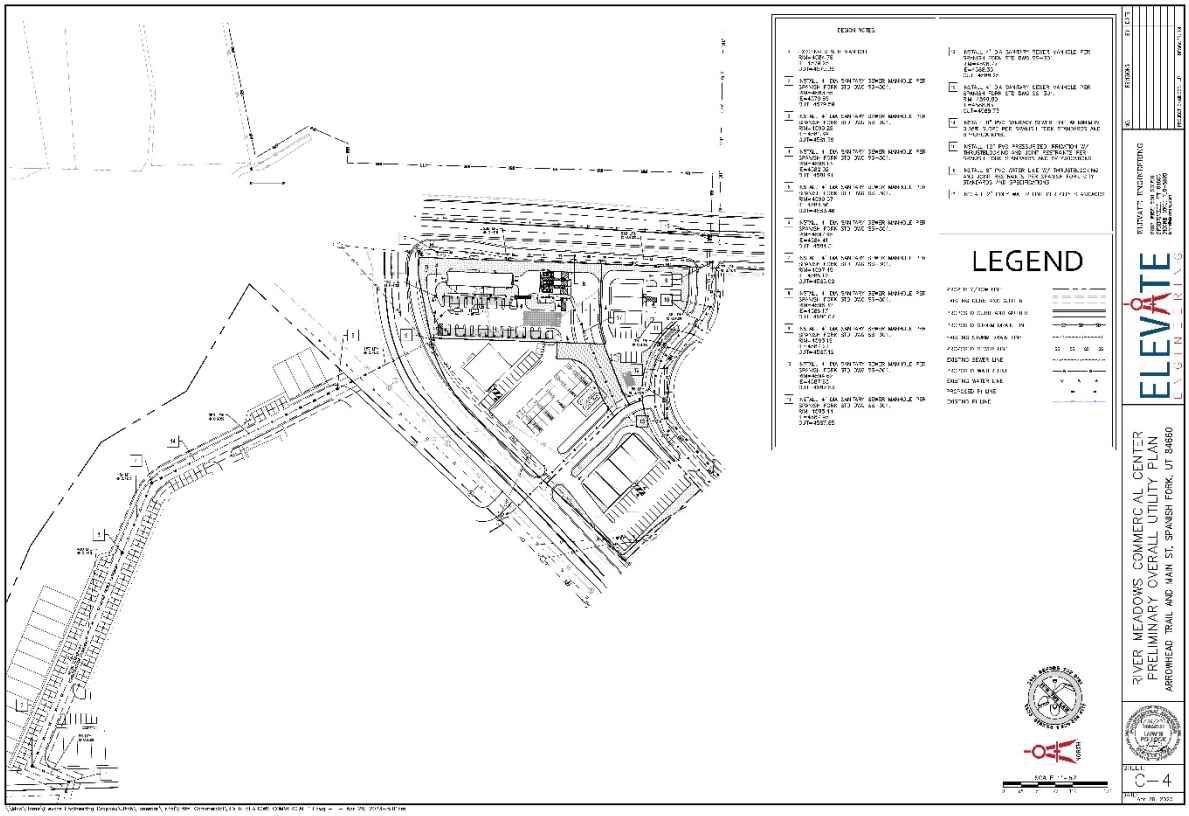
Apr 28 2023

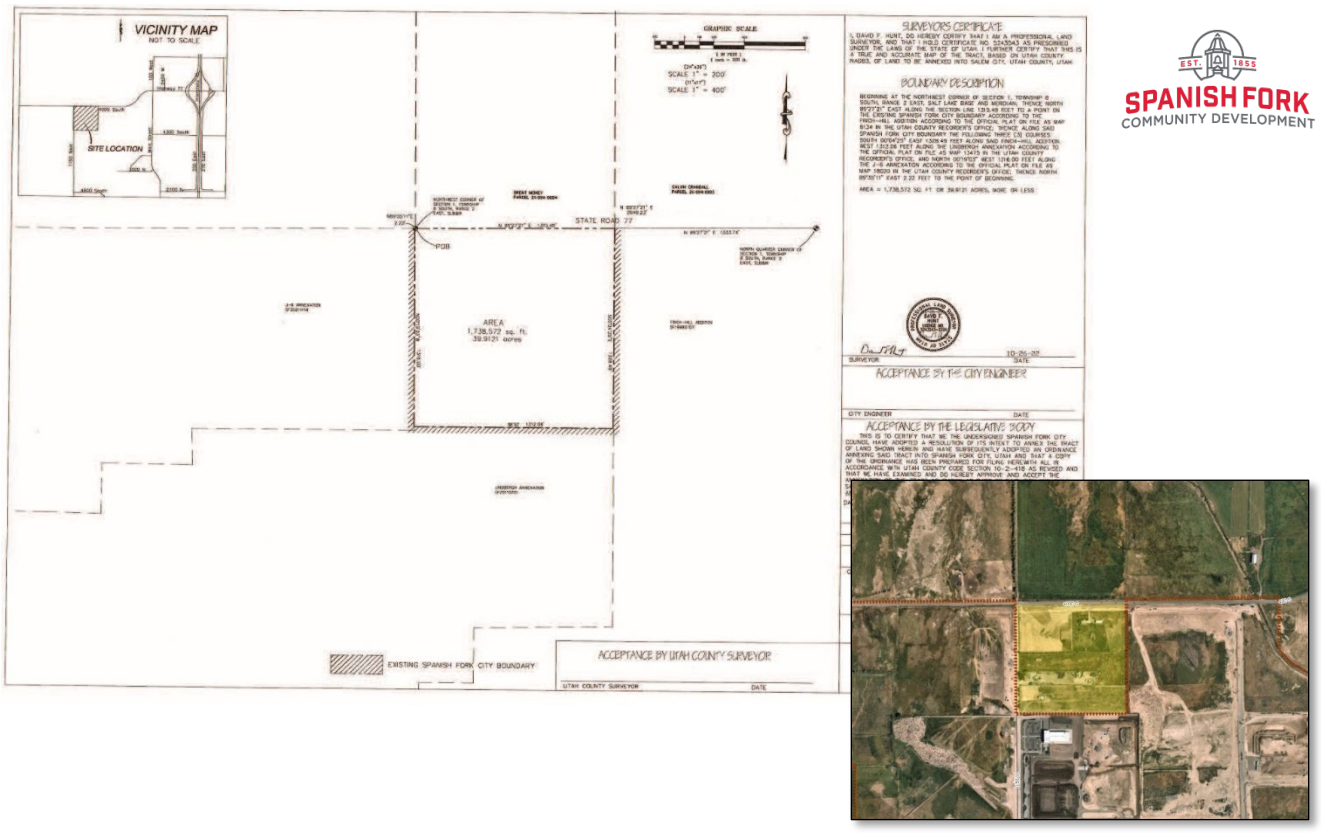



LEGEND
RIVER MEADOWS COMMERCIAL CENTER
EXISTING TOPO
ARROWHEAD TRAIL AND MAIN ST, SPANISH FORK, UT 84660
ELEVATE ENGINEERING
C-1


LEGEND
RIVER MEADOWS COMMERCIAL CENTER
PRELIMINARY SITE PLAN
ARROWHEAD TRAIL AND MAIN ST, SPANISH FORK, UT 84660
ELEVATE ENGINEERING
C-2


LEGEND
RIVER MEADOWS COMMERCIAL CENTER
PRELIMINARY GRADING PLAN
ARROWHEAD TRAIL AND MAIN ST, SPANISH FORK, UT 84660
ELEVATE ENGINEERING
C-3


DESIGN NOTES
LEGEND
RIVER MEADOWS COMMERCIAL CENTER
PRELIMINARY OVERALL UTILITY PLAN
ARROWHEAD TRAIL AND MAIN ST, SPANISH FORK, UT 84660
ELEVATE ENGINEERING
C-4



SPANISH FORK
COMMUNITY DEVELOPMENT

GWC 40 Annexation Approval Request

May 3, 2023, Planning Commission meeting.

Located at approximately 3800 North 1100 West, including approximately 40 acres.

The subject property is currently outside City boundaries but is located within the City's Annexation Policy Boundary.

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

Recommendation

That the proposed Annexation be recommended for approval with I-1 and R-R zoning based on the following findings:

Findings

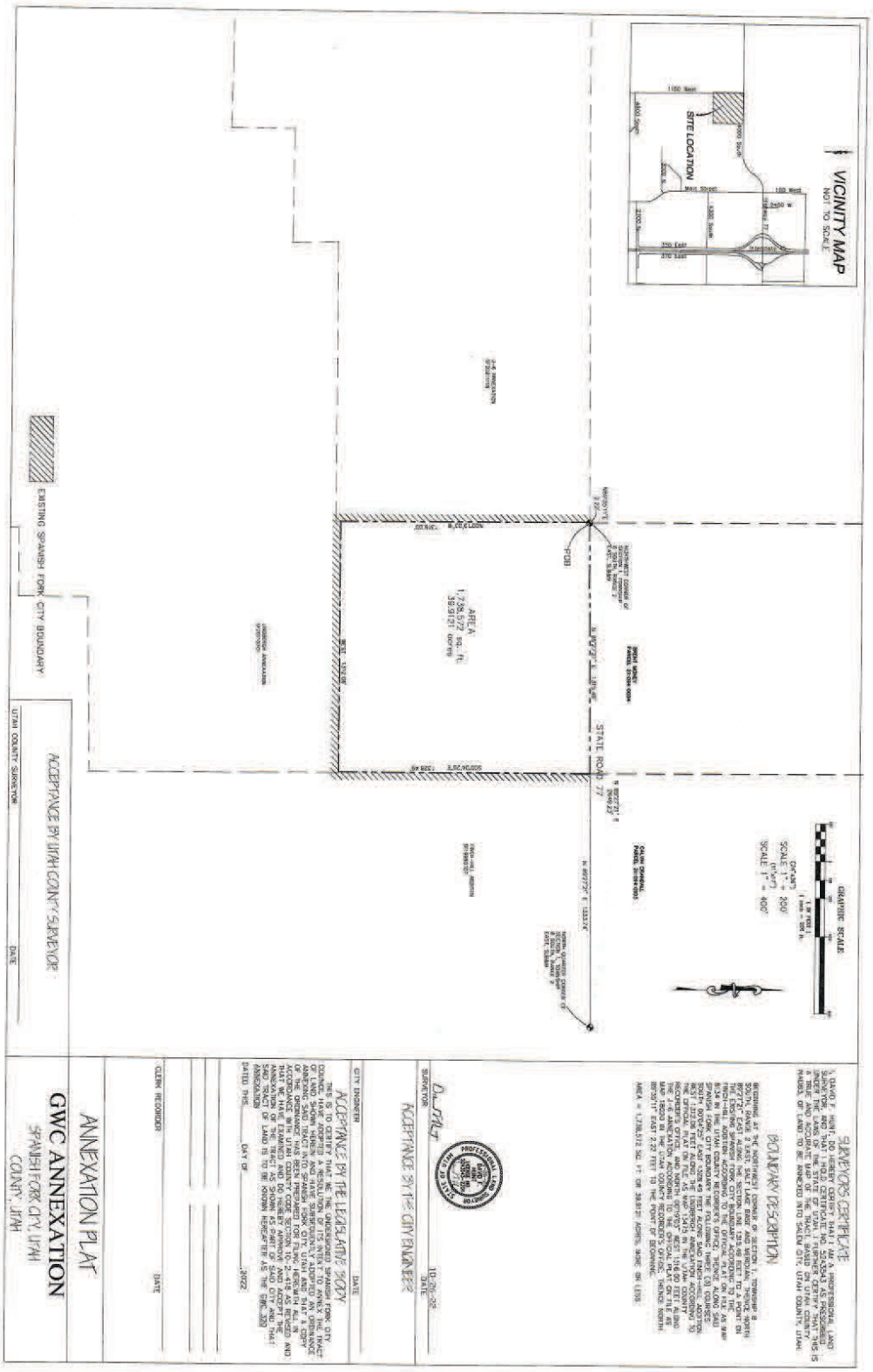
1. That the subject property is located within the City's Annexation Policy Boundary.
2. That the subject property is located within the City's Growth Boundary.
3. That the General Plan Land Use Designation is Industrial.
4. That the proposed Industrial 1 zone is appropriate for the subject properties, excluding the Blunck and Sheps Field properties which will be annexed under Rural Residential zoning.

Key Issues

1. Annexation Configuration.
2. Zoning.
3. Agriculture Protection Area.
4. Utilities.
5. Access.

Exhibits

1. Annexation Plat.
2. Petition to Remove Agriculture Protection Area.
3. Annexation Feasibility Report.


VICINITY MAP
NOT TO SCALE
SITE LOCATION
GRAPHIC SCALE
SCALE 1" = 200'
(1"=2')
SCALE 1" = 400'
STATE ROAD 77
EXISTING SPANISH FORK CITY BOUNDARY
AREA
1,738,572 SQ. FT.
39.9121 ACRES
POB
SURVEYOR'S CERTIFICATE
BOUNDARY DESCRIPTION
ACCEPTANCE BY UTAH COUNTY SURVEYOR
UTAH COUNTY SURVEYOR
DATE
ACCEPTANCE BY THE LEGISLATIVE BODY
CITY ENGINEER
DATE
ACCEPTANCE BY THE CITY ENGINEER
SURVEYOR
10-26-22
DATE
CLERK RECORDER
DATE
ANNEXATION PLAT
GWC ANNEXATION
SPANISH FORK CITY, UTAH
COUNTY, UTAH

Agreement 2022-1234

Utah County
HEART of UTAH

PETITION TO REMOVE LAND FROM AN AGRICULTURE PROTECTION AREA

Date Filed: 12/13/22
Received By: KB

Name of Applicant: GWC Capital

Mailing Address: 869 N. 1500 W. City Orem St UT Zip 84057

Email: jamorgan@gwccap.com Contact Phone: 801.712.1553 Alternate Phone: _____

County Tax ID Number and Legal Description of Each Parcel to be Removed: *Attach separate page(s) if necessary.*

24:002:0017, 24:002:0019
attached pages for legal description & maps

Revised Description of Agriculture Protection Area After Removal, Outer Boundary description: *Attach separate page(s) if necessary.*

The Agriculture Protection area should remain the same with the exception of these properties listed above.

Pursuant to the provisions of Section 17-41-306, Utah Code Annotated 1953, the undersigned owner(s) of land, hereby petition the Board of County Commissioners of Utah County to remove the above-described parcel or parcels of land from an agriculture protection area located in Utah County, Section 1, Township 8, Range 2E, Salt Lake Base and Meridian.

ENT 2083:2023 PG 1 of 5
ANDREA ALLEN
UTAH COUNTY RECORDER
2023 Jan 12 12:17 pm FEE 0.00 BY MG
RECORDED FOR COMMUNITY DEVELOPMENT

ENT 2083:2023 PG 2 of 5

Name(s) of Petitioner(s)
Must include all property owners for each parcel of land to be removed from the agriculture protection area.

Jared Morgan, GWC Capital
Print Name

Signature

ACKNOWLEDGMENT

STATE OF UTAH)
ss.
COUNTY OF UTAH)

I, a Notary Public, hereby certify that on the 8 day of December 2022, personally appeared before me Jared Morgan, who declared that he/she/they signed the foregoing document.

ROXANN WEAVER
NOTARY PUBLIC-STATE OF UTAH
COMMISSION# 726392
COMM. EXP. 08-30-2026

RoxannWeaver
NOTARY PUBLIC

Print Name

Signature

ACKNOWLEDGMENT

STATE OF UTAH)
ss.
COUNTY OF UTAH)

I, a Notary Public, hereby certify that on the ____ day of _____, 20___, personally appeared before me _____, who declared that he/she/they signed the foregoing document.

NOTARY PUBLIC

ENT 2083:2023 PG 3 of 5

The above Petition to Remove Land From an Agricultural Protection Area was granted by the Board of County Commissioners of Utah County, State of Utah, and ordered to be recorded in the records of the Utah County Recorder.

DATED this 21st day of December 2022.

BOARD OF COUNTY COMMISSIONERS
UTAH COUNTY, UTAH

Thomas V. Sakievich, Chairman

STATE OF UTAH COUNTY CLERK AUDITOR UTAH COUNTY

ATTEST:
JOSH DANIELS
County Clerk/Auditor

By: _____
Deputy

APPROVED AS TO FORM AND LEGALITY:
DAVID O. LEAVITT
Utah County Attorney

X Approved

_____Disapproved

By: _____
Deputy

STATE OF UTAH)
) ss:
COUNTY OF UTAH)

The foregoing instrument was acknowledged before me this 21st day of December, 2022, by Thomas V. Sakievich, Chairman, Utah County Commission.

ALICE BLACK
NOTARY PUBLIC • STATE OF UTAH
COMMISSION# 712351
COMM. EXP. 06-04-2024

NOTARY PUBLIC

ENT 2083:2023 PG 4 of 5

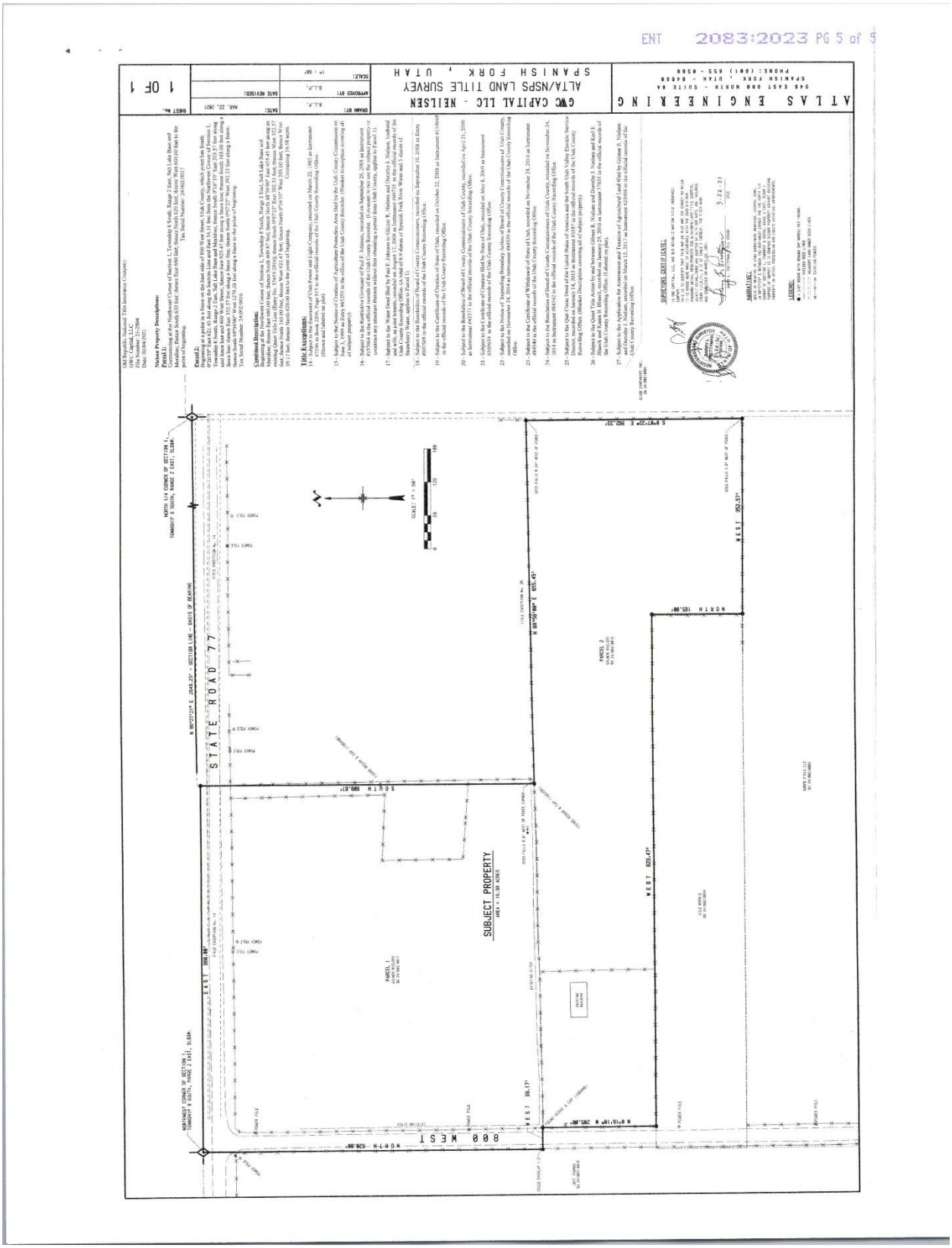
Exhibit "A"

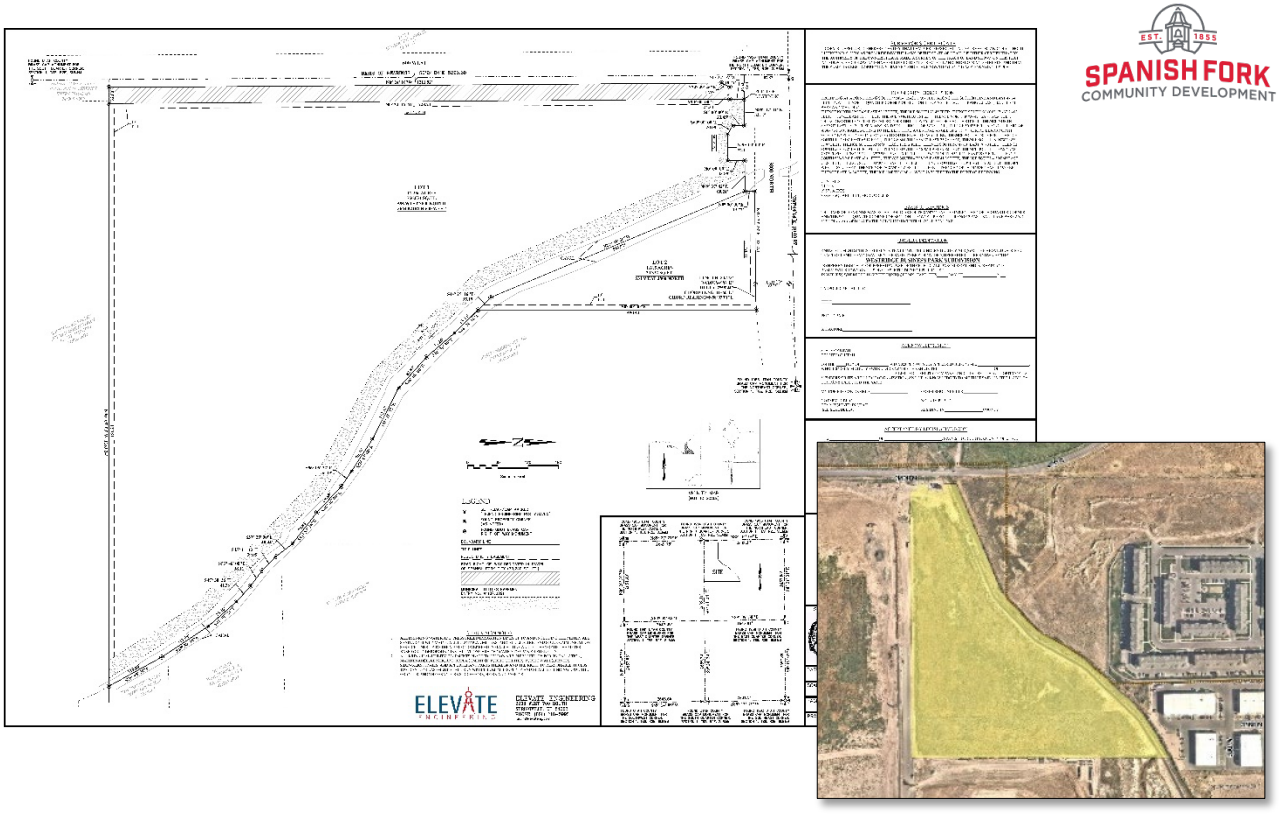
Serial Number: 24:002:0017

Legal Description: COM E 659.98 FT FR NW COR. SEC. 1, T8S, R2E, SLB&M.; S 609.88 FT; S 88 DEG 56' 0" W 620.91 FT; N 1.45 FT; W 39.18 FT; N 619.99 FT; E 659.98 FT TO BEG. AREA 9.327 AC

Serial Number: 24:002:0019

Legal Description: COM S 0 DEG 26' 55" E 621.45 FT & E 34.31 FT FR NW COR. SEC. 1, T8S, R2E, SLB&M.; S 0 DEG 16' 10" E 203.57 FT; E 923.47 FT; S 165 FT; E 354.48 FT; N 0 DEG 21' 10" W 392.34 FT; S 88 DEG 56' 0" W 1276.72 FT TO BEG. AREA 7.652 AC


ENT 2083:2023 PG 5 of 5
ATLAS ENGINEERING
946 EAST 900 NORTH - SUITE 4A
SPANISH FORK, UTAH - 84660
PHONE: (801) 655-0506
GWC CAPITAL LLC - NELSEN
ALTA/NSPS LAND TITLE SURVEY
SPANISH FORK, UTAH
1 OF 1
SURVEYORS CERTIFICATE
NARRATIVE
LEGEND:
STATE ROAD 77
800 WEST
SUBJECT PROPERTY
AREA = 15.98 ACRES
PARCEL 1
PARCEL 2
SCALE: 1" = 60'
EAST 660.00'
NORTH 630.00'
SOUTH 989.87'
WEST 826.47'
NORTH 185.00'
WEST 952.57'
WEST 39.17'
N 0°16'18" W 285.00'
S 89°43'42" E 352.33'
N 89°56'08" E 605.45'



Westridge Business Park Preliminary Plat Approval Request

May 3, 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 two lots be approved.

Key Issues

1. Power.
2. Access.
3. Utilities.
4. Easements.

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

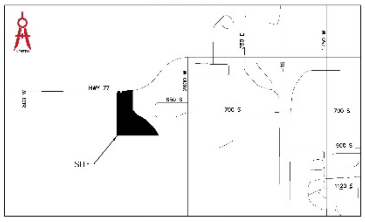
1. That the applicant meets the City's Zoning requirements and Construction Standards.
2. That the applicant addresses any redlines.
3. That the applicant labels the lot on the eastside of dry creek as a future phase.
4. That the applicant conforms to Dry Creek Drainage Study that is being completed by Spanish Fork City and Springville.

Exhibits

1. Preliminary Plat.

WESTRIDGE BUSINESS PARK
A COMMERCIAL SUBDIVISION
SPANISH FORK, UT
PRELIMINARY PLAT

VICINITY MAP



NOT TO SCALE

INDEX

G-0 Cover Sheet
Westridge Business Park Subdivision Plat "B"
C-1 Existing Topography
C-2 Preliminary Site Plan
C-3 Preliminary Drainage Plan
C-4 Preliminary Utility Plan

PROJECT ENGINEER:
LARVIN POLLOCK
ELEVATE ENGINEERING
2208 WEST 700 SOUTH
SPRINGVILLE, UT 84663
(801) 718-0993
LARVIN@ELEVATENG.COM

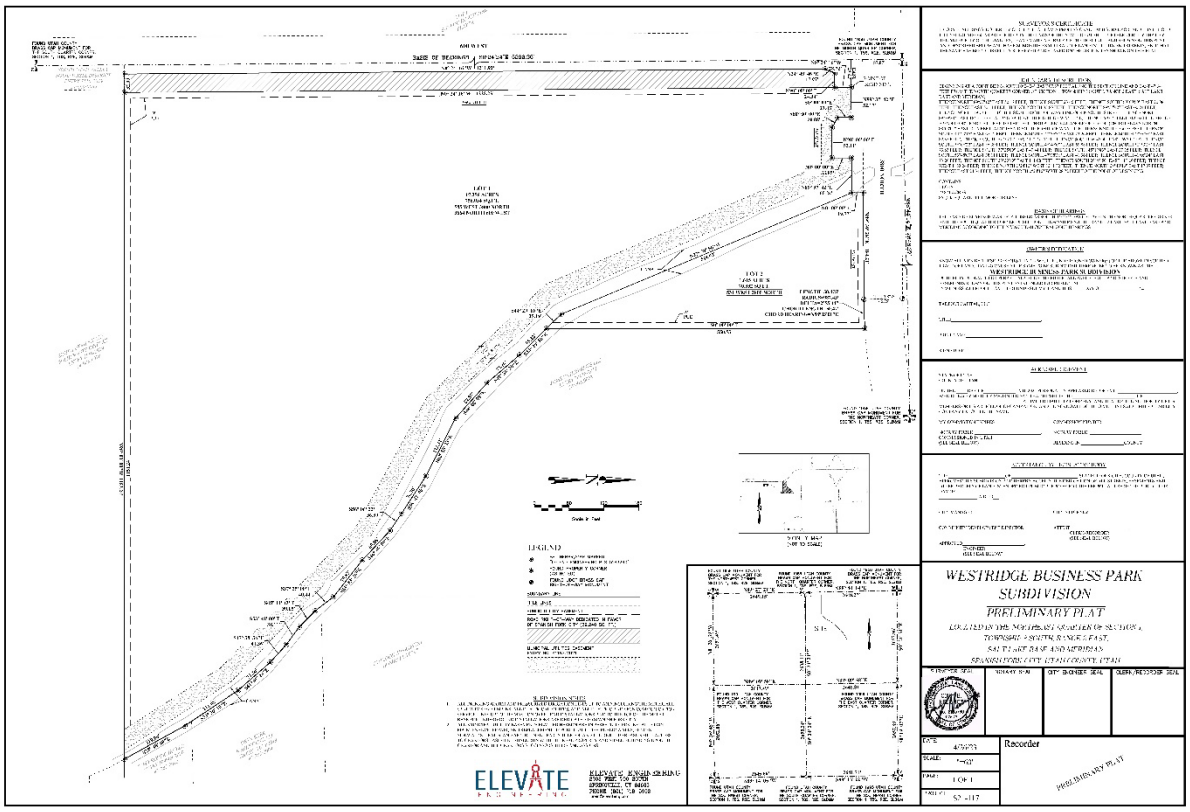
OWNER/DEVELOPER:
LONESTAR BUILDERS
2209 WEST 700 SOUTH
SPRINGVILLE, UT 84663
(435)737-0400
KLSSNELSON@LONESTARBUILDERS.NET.COM

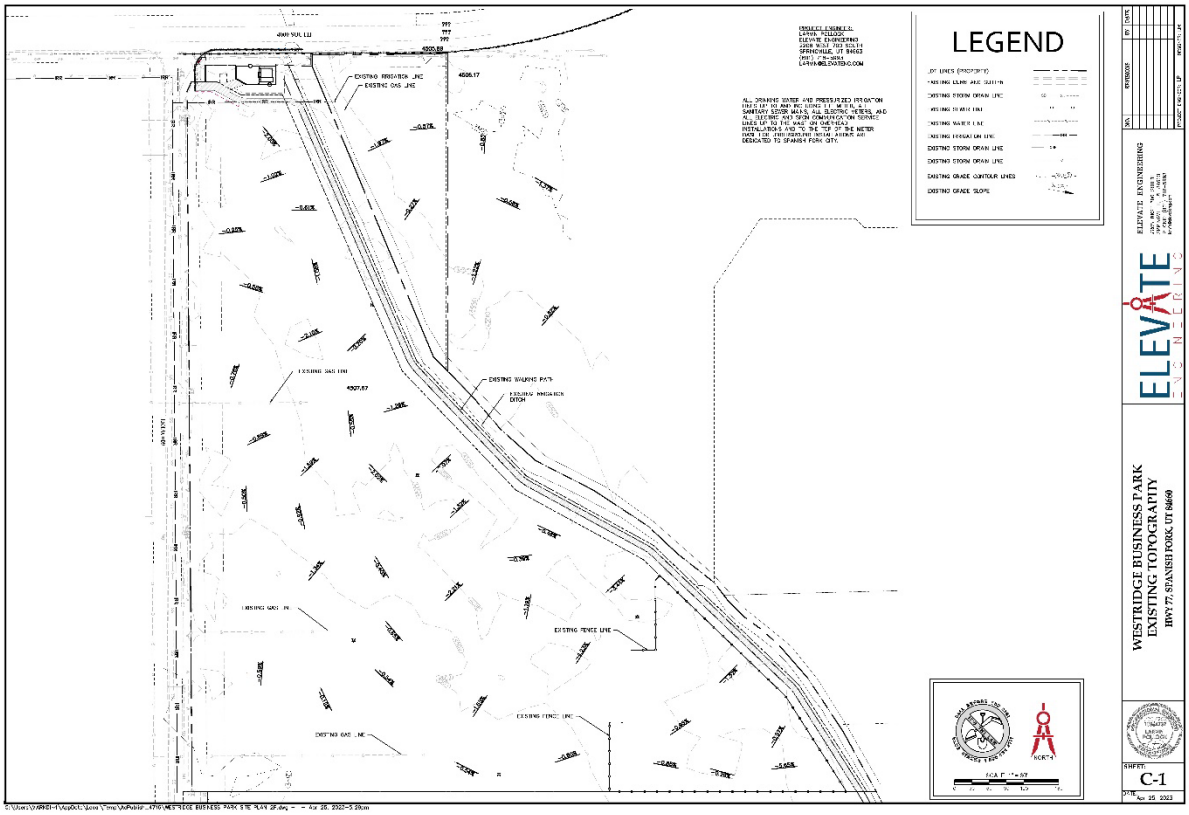
GENERAL NOTES:
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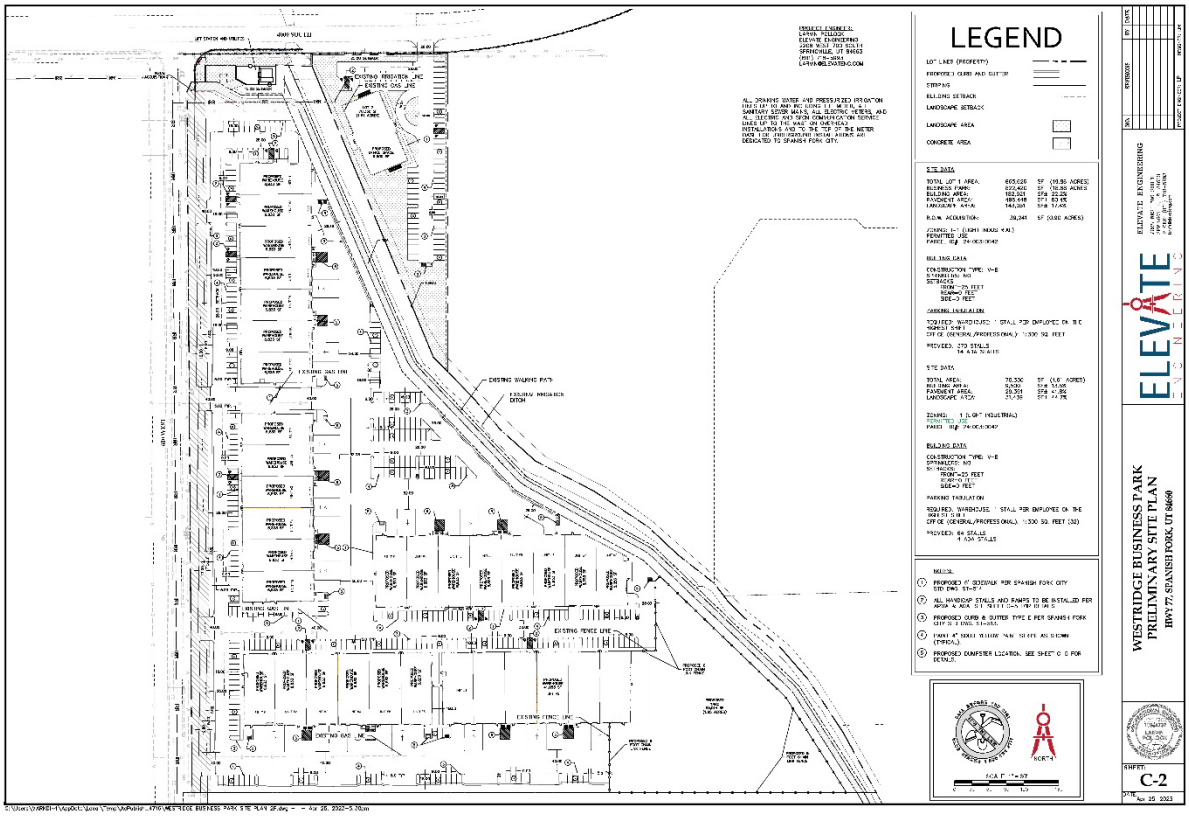
ELEVATE ENGINEERING
2208 WEST 700 SOUTH
SPRINGVILLE, UT 84663
(801) 318-0993

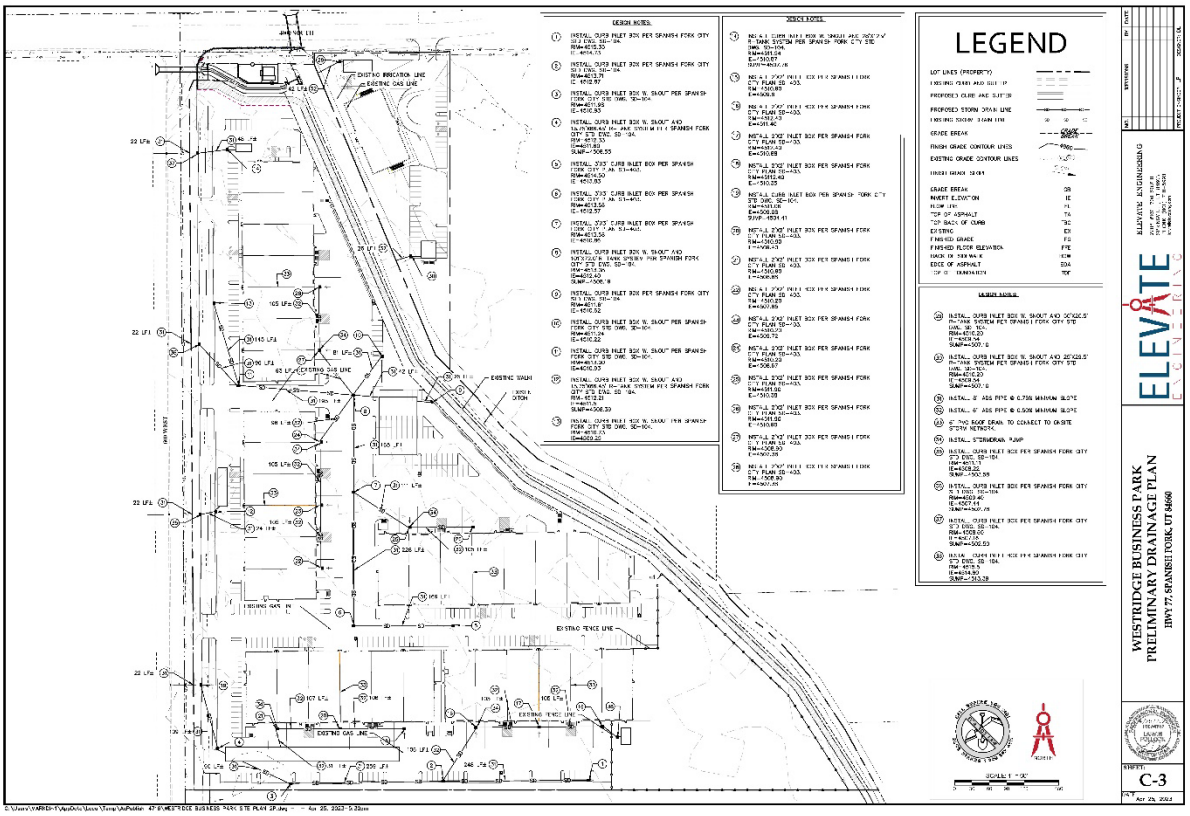
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COVER SHEET
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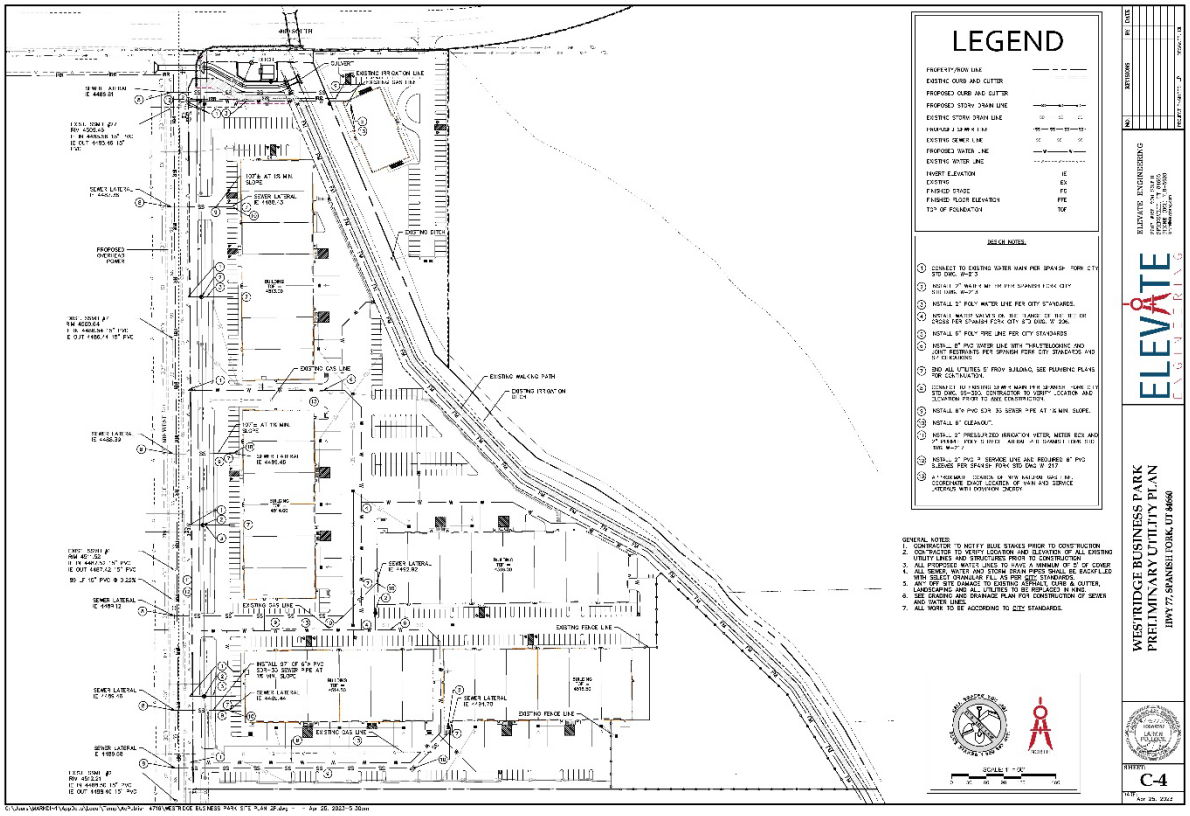
SHEET: G-0
DATE: Apr 25 2023




LEGEND
WESTRIDGE BUSINESS PARK
EXISTING TOPOGRAPHY
HWY 77, SPANISH FORK, UT 84660
ELEVATE ENGINEERING
C-1


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