



CITY COUNCIL MEETING

6:00 pm
Tuesday, June 1, 2004

I. PRELIMINARY ACTIVITIES

- A. Pledge of Allegiance

II. PUBLIC HEARINGS

- 6:00 pm A. Budget FY 2005
- B. [Adjourn to Redevelopment Agency Meeting](#) - Public Hearing
- 6:30 pm C. [Water Conservation Plan](#) (Continued from April 20, 2004 and May 18, 2004)
- D. **Ordinance 08-04** - An Ordinance Enacting Amendments to Impact Fees with Regard to Electric Structure (Continued from May 18, 2004) *Information will be available by May 26, 2004
- E. [Aspen Heights Rezone](#) - Rural Residential (R-R) to Low Urban Residential (R-1-12) - 1700 East 1850 South

III. AGENDA REQUESTS

- A. [Robert Pittelli](#) - Sunday Beer Sales (Continued from May 18, 2004)

IV. STAFF REPORTS

- A. Emil Pierson - Planning
 1. [Aspen Heights Preliminary Plat](#) - 1700 East 1850 South
 2. [Reese Circle Preliminary Plat](#) - 1380 East 400 North
 3. [Somerset Preliminary Plat](#) - 3000 East Canyon Road

V. OTHER BUSINESS

VI. EXECUTIVE SESSION

- A. Legal Issues if needed

() indicates support information, if any, will follow at the Council meeting.*

The public is invited to participate in all Spanish Fork City Council Meetings. If you need special accommodation to participate in the meeting, please contact the City Manager's Office at 798-5000.

SPANISH FORK^{CITY}

40 S. MAIN ST. • SPANISH FORK, UT 84660

REDEVELOPMENT AGENCY

Notice is hereby given that the Redevelopment Agency of Spanish Fork City will hold a meeting on June 1, 2004 at 6:00 pm, 40 South Main Street, Spanish Fork City, Utah. All interested citizens are invited to attend.

AGENDA

6:00 pm

- I. Roll Call**

- II. Disbursements**

- III. Minutes**

- IV. PUBLIC HEARING**
 - A. FY 2005 Budget**

- V Other Business**

- VI. Adjourn**

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Spanish Fork City Water Conservation Plan

Prepared by the
Spanish Fork City Engineering Department

March 2004

INTRODUCTION

In response to the rapid growth occurring throughout the state of Utah, Spanish Fork City citizens and leaders are becoming concerned for the future cost and availability of the water supply. A similar concern has been demonstrated by the state legislature in the Water Conservation Plan Act (House Bill 418) passed in the 1998 session and its revision (House Bill 153) passed in the 1999 session. This water conservation plan is written to address the concerns of leaders and citizens of both Spanish Fork City and the state of Utah.

DESCRIPTION OF OUR CITY AND ITS WATER SYSTEM

Located in the southern end of Utah County, and in the second driest state in the nation, Spanish Fork City's 2003 population was approximately 23,000. Providing water to meet the needs of its citizens has always been a top priority of city leaders and planners. As a result a well maintained and operated water system provides the citizens of Spanish Fork City with water when and where needed. Currently, the Spanish Fork Municipal Water System serves the entire City plus some additional homes on the periphery of the City. In all, the City supplies water to approximately 7000 residences, 465 businesses, and approximately 50 public connections.

Spanish Fork City residents and their leaders place a high value on open space. Spanish Fork City presently has 322 acres in parks, golf course, cemetery and sports fields. Open grassed areas around schools and churches bring the total acreage in open grassed areas to 404 acres.

Spanish Fork City is presently receiving a significant portion of the county's residential, commercial and industrial growth. This growth is causing changes in the way the land within the city limits is being utilized and straining the ability of the present water supply and delivery system to meet demands. Through careful planning and efficient utilization of available water supplies these increased needs can and will be met.

WATER SUPPLY INVENTORY

Spanish Fork City has been withdrawing approximately 5,100 acre-feet of water annually from four springs located in the Spanish Fork River drainage and wells located throughout the city. This has supplied the total water required to meet demands on the culinary system which provides for both indoor and outdoor water uses. Spanish Fork City installed a city-wide pressurized irrigation system in 2002 which reduced the demand on the culinary water supply.

Inventory of Water Resources

The city owns shares of stock in several local canal companies as shown below. The city also owns several water rights in the Spanish Fork River and in underground wells. These water rights and shares of stock represent 19,034 acre feet of water that is available annually to Spanish Fork City.

EXISTING WATER RIGHTS

<i>SOURCE</i>	<i>AVG. YIELD (acre-feet)</i>	<i>DRY YIELD (acre-feet)</i>	<i>POPULATION</i>	<i>CUMULATIVE</i>
Mill Race (1)	706	475	2,397	2,397
Strawberry (2)	1,961	1,690	7,409	9,806
East Bench (3)	320	272	1,201	11,008
West Field (3)	211	153	739	11,746
Malcolm Springs (1)	1,906	1,591	7,097	18,843
Wells (4)	14,263	<i>(note 1)</i> 11,386	28,948	47,791
SUVMWA (CUP)	445	445	1,806	49,597
SUVMWA (Jordan)	112	112	455	50,051
TOTAL	19,367	16,124	50,051	50,051

(1) Court decree

(2) Strawberry Valley Project water

(3) Irrigation Company rights in Spanish Fork River

(4) Underground water filings including Spring Creek.

NOTE 1: This usable quantity assumes 50% use during October, November, December, January, February, March and April; and 100% use during May, June, July, August, and September.

PRESENT WATER USE AND FUTURE WATER NEEDS

When all uses of culinary grade water are compared with the number of people living in Spanish Fork City in 2001, residents use 235 gallons of water per capita per day (gpcd). This is compared to the state-wide average of 268 gpcd for treated water and 184 gpcd nationally. A secondary irrigation system, which provides lower quality water to the extensive public and private landscaped areas through separate pipelines, was installed throughout the city and became operational in the spring of 2003.

The table above shows the amount of water that was delivered thru the culinary water system from 1999 to 2003.

EXISTING CULINARY WATER SOURCES

<i>SOURCE</i>	<i>CAP. (gpd)</i>	<i>CAP. (cfs)</i>	<i>1999 USE (mg)</i>	<i>2000 USE (mg)</i>	<i>2001 USE (mg)</i>	<i>2002 USE (mg)</i>	<i>2003 USE (mg)</i>
Cold Springs	3,554,496	5.5	499.07	681.99	728.45	501.12	342.49
Malcolm Springs	4,847,040	7.5	188.59	270.65	494.31	632.57	370.37
Cem. Well #1	1,421,798	2.2	255.48	241.47	86.65	138.03	4.41
Ed Clark Well	323,136	0.5	3.49	21.47	15.28	4.16	0
Crab Creek Springs	3,024,000	4.7	818.10	732.54	644.80	551.62	480.67
TOTAL	13,170,470	20.4	1764.73	1948.12	1969.49	1827.50	1197.94

The present system can deliver 20.45 cfs or 9178 g.p.m. maximum flow.

EXISTING IRRIGATION WATER SOURCES

<i>SOURCE</i>	<i>CAP. (gpd)</i>	<i>CAP. (cfs)</i>	<i>2002 USE (mg)</i>	<i>2003 USE (mg)</i>
Memorial Well	1,872,000	3.0	216.44	285.30
Canyon Rd. Well	3,168,000	5.1	0	416.77
Cem. Well #2	1,440,000	2.3	202.16	142.49
Canyon Elem. Well	3,312,000	5.4	0	254.45
Olson Well	2,016,000	3.3	112.51	149.70
EBCo Wells	720,000	1.2	85.16	84.93
Darger Springs	2,016,000	3.3		0
TOTAL	14,544,000	23.6	616.27	1333.64

The present irrigation system can deliver 23.6 cfs or 10100 g.p.m. maximum flow.

Population Projections

Year	Population Projection	Water Use Projection (Gallons)
2000	20246 (actual)	1,785,206,831 (actual)
2010	32512	2,551,379,200
2020	44480	3,263,275,200
2030	49693	3,473,442,429

WATER PROBLEMS, CONSERVATION MEASURES AND GOALS

Problems Identified

- *Citizens lack information and understanding of landscaping water requirements and efficient water-use habits and practices:* Very few residents know how much water is required to maintain healthy landscaped areas and how to consistently use water efficiently indoors. Most citizens' irrigation and indoor practices are based on convenience rather than plant needs and water supply considerations.
- *Many trees and shrubs on the city's acceptable plants list are high water users.* Trees and shrubs on the city's list are preferred because they have non-intrusive root systems.
- *Political consequences prevent water rates from keeping up with increasing costs:* With the currently available methods for setting water rates, legislative action is required for each adjustment. Raising rates often is deferred as long as possible because of political risks to members of the legislative body (city council). However, the City Council's of Spanish Fork City have historically been willing to be aggressive on setting the water rates at the appropriate levels.
- *Spanish Fork City families have always shown a propensity to plant and care for large areas of grass and other water intensive landscaping.* These irrigation needs were creating a water use peak in July that was straining the culinary water delivery system and necessitating constant upgrades to main delivery lines and reservoir capacities.

Each problem represents an opportunity. Aside from meter replacement and high water-use trees and shrubs, the opportunity exists to solve the above problems through a well-thought-out water pricing program. In addition to a new pricing and billing system, the opportunity exists to prepare a new generation of wise-water users. This can be assisted with a strong sustained water education program in the public and private schools. High water using plants on the acceptable plants list provides an opportunity for the Shade Tree Commission to undertake research to find additional water thrifty plants that do not have intrusive root systems, and may improve landscape quality and appearance. Landscaping along existing and future roads in the city could be more easily maintained if low water-use shrubs and mulches were used instead of Kentucky blue grass. All this will help solve the last problem identified by reducing peak demands and the need for expensive water system upgrades.

Evaluation of Water Conservation Measures

In order to solve the problems identified above and take advantage of the many associated opportunities, specific water conservation measures must be identified and evaluated. Spanish Fork City has already implemented several water conservation measures; these, along with additional measures that will effectively solve Spanish Fork City's water problems, are discussed below.

Current Measures

Spanish Fork City's current water conservation program is directed primarily at managing water shortages and providing useful material to assist residents to use water more efficiently.

Water Conservation Contingency Plan

The current water conservation contingency plan is that in times of scarcity of water, in the judgement of the mayor and city council, the mayor shall limit the use of water for other than domestic purposes to such extent as may be necessary for the public good.

Current Water Rates

As of the summer of 2004 the water rates are:

Culinary Water

Base Rate - \$10.00

Amount included in base - 0 gallons

Charge for additional water - \$1.29 per 1000 gallons for the first 9000 gallons, \$1.75 per 1000 gallons over 9000 gallons

Pressurized Irrigation Water

Base Rate - \$16.00

Amount included in base - 0 gallons

Charge for additional water - \$1.00 per 1000 gallons for allotment based on lot size, \$2.50 per 1000 gallons for excessive use

Additional Conservation Measures:

In order to effectively meet Spanish Fork City's future water needs and solve all the water problems identified, additional and more specific water conservation measures will be required. These include more stringent water rates, leak repair, improved efficiency of irrigation at city parks and other open spaces, and education.

Meter Replacement and Leak Detection Program

Spanish Fork City recently replaced all of the water meters in the system and upgraded to more efficient meters with touch-read sensors. Leak detection projects are undertaken regularly to search for leaks in the underground system and reduce the amount of water lost from the system. The City also checks the master meter reading against the individual meter reading annually to look for any discrepancies. In addition to the above mentioned leak detection methods, each employee of the Public Utilities Department are trained to observe conditions throughout the city that may indicate a leak in the water system and take appropriate steps to fix any leak that may

occur.

Pressurized Irrigation System

Spanish Fork City constructed a city-wide pressurized irrigation system. This system provides the citizens of Spanish Fork with secondary water for irrigation purposes and helps to conserve the culinary quality water.

Pressurized Irrigation Meters

Spanish Fork City installed meters on the city-wide pressurized irrigation system. Installing the meters on this system rather than allowing the residents to use what they want for a flat fee will result in approximately a 25% reduction in the amount of water used in the irrigation system.

Improved Efficiency in Irrigating City Parks and Other Open Spaces

Spanish Fork City recently held a training seminar for the operators and caretakers of the city park facilities and other large landscaped areas, such as schools, Utah County facilities, and churches. Spanish Fork City presently has 322 acres in parks, golf course, cemetery and sports fields. Open grassed areas around schools and churches bring the total acreage in open grassed areas to 404 acres. Spanish Fork City is currently installing a central control system for the parks and open space maintained by the Spanish Fork City Parks Department. This will allow closer monitoring of city landscaping and tailor water use to the needs of the landscape.

Education

Water Education Program

The following information on efficient outdoor and indoor water use is available to the citizens of Spanish Fork City through the city web site and is occasionally disseminated with the water bill.

Outside Water Use:

- Water landscape only as much as required by the type of landscape, and the specific weather patterns of your area.
- Do not water on hot, sunny, and/or windy days. You may actually end up doing more harm than good to your landscape, as well as wasting a significant amount of water.
- A single lawn sprinkler spraying five gallons of water per minute uses 50 percent more water in just one hour than the combination of 10 toilet flushes, two five-minute showers, two dishwasher loads, and one full load of laundry.
- Sweep sidewalks and driveways instead of using the hose to clean them off.
- Wash your car from a bucket of soapy (biodegradable) water and rinse while parked on or near the grass or landscape so that all the water running off goes to beneficial use instead of running down the gutter to waste.
- Check for and repair leaks in all pipes, hoses, faucets, couplings, valves, etc. Verify there are no leaks by turning everything off and checking your water meter to see if it is still running. Some underground leaks may not be visible due to draining off into storm drains, ditches, or traveling outside your property.
- Use mulch around trees and shrubs, as well as in your garden to retain as much moisture as possible. Areas with drip systems will use much less water, particularly during hot,

dry and windy conditions.

- Keep your lawn well trimmed and all other landscaped areas free of weeds to reduce overall water needs of your yard.

Indoor Water Use:

About two-thirds of the total water used in a household is used in the bathroom. Concentrate on reducing your bathroom use. Following are suggestions for this specific area:

- Do not use your toilet as a waste basket. Put all tissues, wrappers, diapers, cigarette butts, etc. in the trash can.

- Check the toilet for leaks. Is the water level too high? Put a few drops of food coloring in the tank. If the bowl water becomes colored without flushing, there is a leak.

If you do not have a low volume flush toilet, put a plastic bottle full of sand and water to reduce the amount of water used per flush. However, be careful not to over conserve to the point of having to flush twice to make the toilet work. Also, be sure the containers used do not interfere with the flushing mechanism.

- Take short showers with the water turned up only as much as necessary. Turn the shower off while soaping up or shampooing. Install low flow shower heads and/or other flow restriction devices.
- Do not let the water run while shaving or brushing your teeth. Fill the sink or a glass instead.

Opportunities to conserve water also exist in other areas of the home:

- When doing laundry, make sure you always wash a full load or adjust the water level appropriately if your machine will do that. Most machines use 40 gallons or more for each load, whether it is two socks or a week's worth of clothes.
- Repair any leak within the household. Even a minor slow drip can waste up to 15 to 20 gallons of water a day.
- Know where your main shutoff valve is and make sure that it works. Shutting the water off yourself when a pipe breaks or a leak occurs will not only save water, but also eliminate or minimize damage to your personal property.
- Keep a jar of water in the refrigerator for a cold drink instead of running water from the tap until it gets cold. You are putting several glasses of water down the drain for one cold drink.
- Stopper the sink when rinsing vegetables, dishes, or anything else; use only a sink full of water instead of continually running water down the drain.

Water Conservation Goals

In pursuit of solutions to the problems identified previously, and in light of the variety of conservation measures available to solve these problems, the following goals have been identified:

1. *Reduce the city's per capita water use rate by 12.5 percent by 2020 and by 25% by 2050.* The water-use rate is currently 235 gallons of water per capita per day (gpcd). The goal is to bring this down to 201 gpcd (230 gpcd x .875) in 2020 and to 172.5 gpcd (230 gpcd x .75) in 2050.

2. *Maintain a financially viable water system.* The water pricing system should encourage customers to reduce use without creating a revenue shortfall.

3. *Maintain or improve the appearance of street landscapes, open spaces and yards.* Improved irrigation practices and water efficient landscapes can enhance the beauty of the city.

4. *Public comment on plan.* Spanish Fork City will devote at least on regular meeting every five years to a discussion and formal adoption of the water conservation plan and public comment. Spanish Fork City will provide notice of the meeting where the water conservation plan is discussed and adopted. This meeting will be a public hearing to allow the public to comment on the plan and the minutes of the meeting will be included as Appendix A of this plan.

IMPLEMENTING AND UPDATING THE WATER CONSERVATION PLAN

To insure the goals outlined above are reached, appropriate tasks must be determined, responsibility fixed with the logical person or department, and a time line set for completion of each task. The water conservation plan can be revised and updated as required to meet changing conditions and needs. This plan will also be updated and resubmitted to the Utah Division of Water Resources in March of 2009, as required by legislative House Bill 153. This plan has been prepared as required in House Bill 71 (2004 Legislative Session).

ORDINANCE NO. 08-04

ROLL CALL

VOTING	YES	NO
MAYOR DALE R. BARNEY <i>(votes only in case of tie)</i>		
MATTHEW D. BARBER <i>Councilmember</i>		
PAUL M. CHRISTENSEN <i>Councilmember</i>		
EVERETT KELEPOLO <i>Councilmember</i>		
SETH V. SORENSEN <i>Councilmember</i>		
CHRIS C. WADSWORTH <i>Councilmember</i>		

I MOVE this ordinance be adopted: _____

I SECOND the foregoing motion: _____

ORDINANCE 08-04

ELECTRIC INFRASTRUCTURE IMPACT FEE ENACTMENT ORDINANCE

WHEREAS, Spanish Fork City continues to experience extremely rapid growth; and,

WHEREAS, new facilities are necessary to accommodate the growth; and

WHEREAS, it is fair and equitable that the entities responsible for the new facilities pay for the cost thereof; and

WHEREAS, impact fees are an appropriate mechanism to pay for facilities made necessary by rapid growth; and

WHEREAS, Spanish Fork City has prepared a capital facilities plan as part of its comprehensive general plan; and

WHEREAS, the capital facilities plan is regularly updated in order to remain current with the growth and needs of the city; and

WHEREAS, an analysis has been prepared whereby the needs, costs, and equitable allocation of those costs has been determined and fairly apportioned; and

WHEREAS, the electrical system needs continual upgrades, including the addition of new substations, in order to accommodate the growth; and

WHEREAS, it is fair and equitable that new residents pay their share of the buy-in cost of existing infrastructure, taking into account those factors identified in Utah Code Ann. §11-36-201; and

WHEREAS, all sources of revenue have been analyzed and considered by the City; and

WHEREAS, the City has previously adopted impact fees, which bases and analyses should be reviewed on a regular basis; and

WHEREAS, a written analysis dated March 22, 2004 has been prepared and updated as of May 26, 2004 as it relates to electrical power; and

WHEREAS, the written analysis has been available for public inspection for at least 14 days; and

WHEREAS, the updated analysis identifies the impact on improvements needed to the electric power system required by the development activities; and

WHEREAS, the analysis demonstrates how those impacts on the improvements are related to the development activities; and

WHEREAS, the analysis makes a conservative estimate of the proportionate share of the cost of impacts on the system improvements that are reasonably related to the development activity; and

WHEREAS, the analysis identifies the amount of impact fee that could be imposed and how that fee was calculated; and

WHEREAS, the City has identified and analyzed, through the impact fee analysis, those criteria set forth in Utah Code Ann. §11-36-201(5)(b); and

WHEREAS, the impact fee proposed by this impact fee enactment does not exceed the highest

fee justified by the impact fee analysis; and

WHEREAS, a public hearing was held before the Spanish Fork City Council on the 6th day of April 2004, whereat public comment was received, not only from concerned citizens, but from developers involved in the current development within the City; and

WHEREAS, a second public hearing was held, taking into account the earlier comments, on the 1st day of June, 2004, whereat additional public comment was received; and

WHEREAS, the impact fee enactment has been available for public inspection for at least 14 days preceding the public hearing; and

WHEREAS, in order to protect the health, safety, and welfare of the residents of the City, it is necessary to impose an impact fee on new development to pay for the improvements made necessary to the electric system facilities by that new development;

NOW THEREFORE, be it enacted and ordained by the Spanish Fork City Council as follows:

SECTION I.

1. The electric power impact fee is hereby amended for each building in the City based upon the size of service.

2. The amount of the impact fee shall be as follows:

Single Phase Service Size (KVA)

24 (100A 120/240V)	\$ 769.00
30 (125A 120/240V)	\$ 942.00
36 (150A 120/240V)	\$ 1,115.00
48 (200A 120/240V)	\$ 1,461.00
54 (225A 120/240V)	\$ 1,634.00
96 (400A 120/240V)	\$ 2,845.00

Three Phase Service Size (KVA)

45.0	\$ 1,374.00
75.0	\$ 2,239.00
112.5	\$ 3,321.00

150.0	\$ 4,402.00
225.0	\$ 6,565.00
300.0	\$ 8,727.00
500.0	\$14,494.00
750.0	\$21,703.00
1000.0	\$28,912.00
1500.0	\$43,330.00

3. The electric power impact fees are due and payable when the building permit is obtained and shall be a condition precedent to the issuance of the building permit.

4. All impact fees are in addition to any other fees.

5. The impact fee shall be deposited into an interest bearing ledger account and may be only used for capital improvements to the capital facility system for which the fee was collected. These improvements may include analysis costs, the construction contract price, the cost of acquiring land, improvements, materials, and fixtures, the cost for planning, surveying, and engineering fees for services provided for and directly related to the construction of the system improvements, the debt service charges incurred if the improvements are financed by bonds, notes, or other obligations carrying debt service charges, and for the cost of issuance of any such bonds, notes or other obligations.

SECTION II.

This ordinance shall not be part of the Municipal Code.

SECTION III.

This ordinance shall become effective immediately upon passage.

PASSED AND ORDERED PUBLISHED BY THE CITY COUNCIL OF SPANISH FORK, UTAH, this _____ day of _____, 2004.

DALE R. BARNEY, Mayor

ATTEST:

KENT R. CLARK, City Recorder

Spanish Fork

City Council Staff Report

To:	City Council	ID #	Zone	03-16
From:	Emil Pierson, City Planner	Current Zoning	R-R	
Date:	June 1, 2004	Proposed Zoning	R-1-12	
Subject:	Aspen Heights Rezone	Property Size	9.708	
Location:	1700 East 1850 South			

BACKGROUND

The applicant(s), Alan Evans, is asking for rezone approval of approximately 9.708 acres from Rural Residential (R-R) to Low Urban Residential (R-1-12). If approved Alan Evans is planning to subdivide the property into a subdivision known as Aspen Heights (see preliminary plat). This property is shown on the General Plan as Residential 2.5 to 3.5 u/a and the zoning requested follows the Plan.

ANALYSIS

The property is 9.708 acres in size and is currently being farmed. To the north is the Pine Meadows subdivision zoned R-1-12. To the east is a LDS Church zoned R-R and the Maple Meadows subdivision zoned R-1-12. West is the Aspen Meadows subdivision zoned R-1-12 and to the south is property owned by Dean Vincent zoned R-R.



DEVELOPMENT REVIEW COMMITTEE

The Development Review Committee reviewed this request at their April 21st meeting and recommended approval.

Minutes April 21, 2004

Mr. Baker made a **motion** to recommend approval of the Evans (Aspen Heights) Rezone of 10 acres located at 1700 East 1850 South, from Rural Residential (R-R) to Low Urban Residential (R-1-12). Mr. Oyler **seconded**, and the motion **passed** with a unanimous vote.

PLANNING COMMISSION

The Planning Commission discussed the request at their May 5th meeting and recommended approval.

Minutes from May 5th PC meeting

Commissioner Robins made a motion to give a positive recommendation to the City Council for the property located at 1700 East 1850 South from Rural Residential (R-R) to Low Urban Residential (R-1-12) known as the Aspen Heights Rezone with no conditions and the following findings:

FINDINGS

According to Section 17.12.070 of the Spanish Fork City Ordinance states that for Amendments to the Zoning Ordinance - Text and Maps the following findings must take place: 1. The amendment is consistent with the policies of the General Plan, including any policies of the Capital Improvements Plan.

Finding: The rezone is consistent with the policies of the General Plan because the requested zoning follows the density range that is shown on the General Plan map. 2. For amendments to the Zoning Map, consideration has been given to include any conditions necessary to mitigate adverse impacts on adjoining or nearby properties.

Finding: To approve this amendment to the zoning map (R-R to R-1-12) consideration has been given to include any conditions necessary to mitigate adverse impacts to adjoining or nearby properties.

Commissioner Shaw seconded and the motion passed with a unanimous vote.

RECOMMENDATION

APPROVE

Make a motion to **APPROVE** the Evan's (Aspen Heights) rezone for the property located at 1700 East 1850 South from Rural Residential (R-R) to Low Urban Residential (R-1-12) with no conditions.

DENY

Make a motion to **DENY** the Evan's (Aspen Heights) rezone located at 1700 East 1850 South from Rural Residential (R-R) to Low Urban Residential (R-1-12) for the following reason(s):

TABLE

Make a motion to **TABLE** the Evan's (Aspen Heights) rezone located at 1700 East 1850 South from Rural Residential (R-R) to Low Urban Residential (R-1-12) for the following reason(s):

Aspen Heights Rezone Map



1 inch equals 435.0 feet

Legend

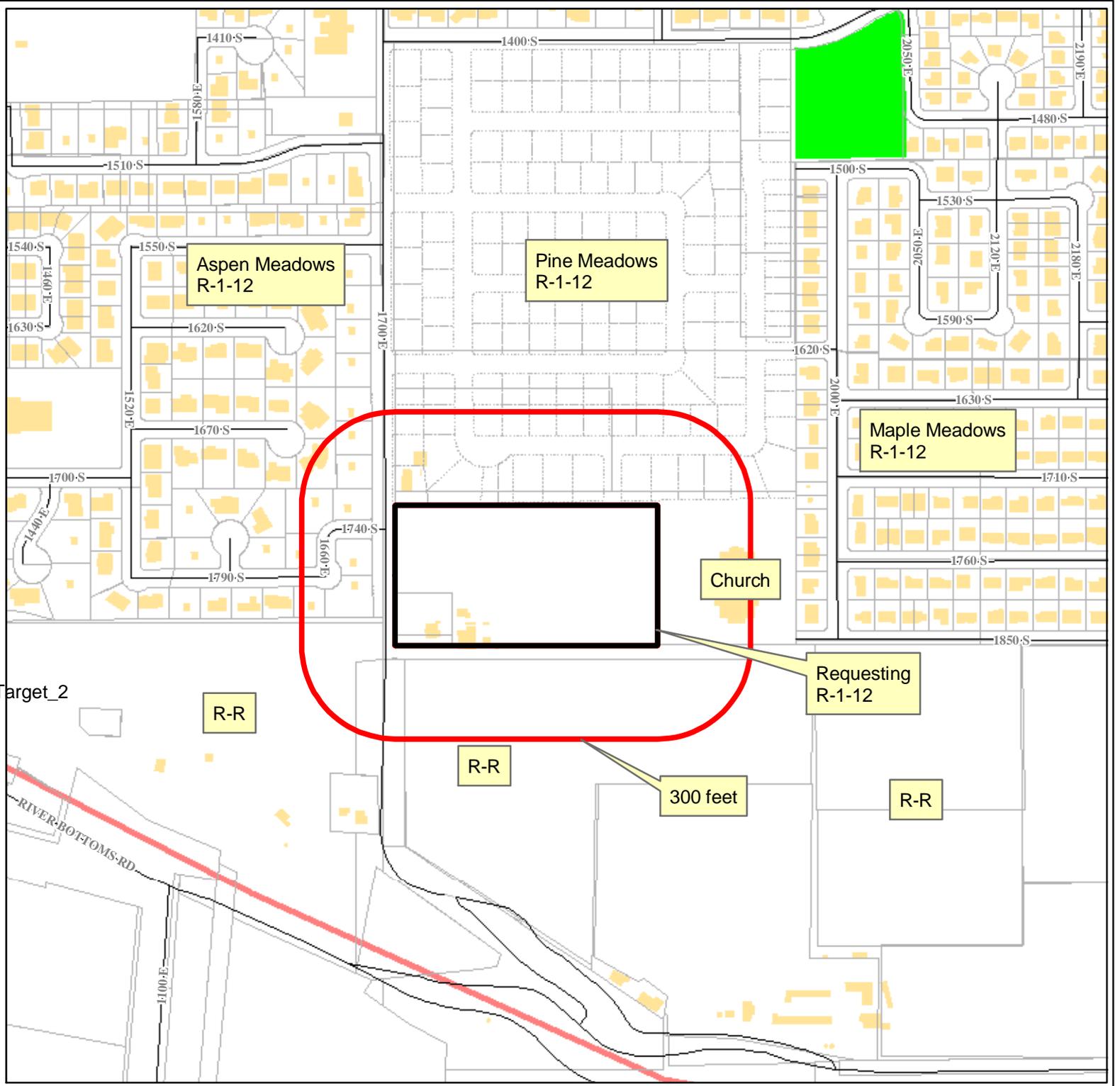
- Roads**
- Other Roads
- Not Paved
- Paved
- Rivers
- Schools
- Parks
- Buildings
- Spanish Fork Boundary
- LineMeasurements
- Buffer_of_Default_Annotation_Target_2



Geographic Information Systems

Spanish Fork City GIS
40 South Main Street
Spanish Fork, UT 84660
(801) 798-5000

Disclaimer: Spanish Fork City makes no warranty with respect to the accuracy, completeness, or usefulness of these maps. Spanish Fork City assumes no liability for direct, indirect, special, or consequential damages resulting from the use or misuse of these maps or any of the information contained herein. Portions may be copied for incidental uses, but may not be resold.



Spanish Fork City Council Staff Report

To:	City Council	ID#	PRE	04-02
From:	Emil Pierson, City Planner	Zoning		R-1-9
Date:	June 1, 2004	Property Size		1.99 ac
Subject:	Reese Circle Preliminary Plat	# Lots/Units		6
Location:	1380 East 400 North	Units/Acre		3.01

Background

The applicant(s), Troy Hales, is requesting preliminary plat approval in order to develop a 6 lot single family subdivision. The property is shown in the General Plan as Residential 2.5 to 3.5 u/a. The property was rezoned as part of the Valley Crest (Rees School Rezone).

Analysis

To the north is the Rees Elementary School and to the east is property outside of the City limits



and is a five (5) acre zone in the county and did not want to be annexed as part of the Sunny Ridge Annexation. To the south is property zoned R-1-12 and was recently annexed into the City (Sunny Ridge). West of the proposed development is the Valley Crest subdivision zoned R-1-9.

The proposed subdivision is not considered a master planned development (PUD) but is a straight-up subdivision and must meet all of the requirements of the R-1-9 zone. See Title 17.20.020 Table 2.

Lot Sizes: The single family lots will exceed the 9,000 square feet in size.

Lot Width: All lots will be wider than the required 85-feet

Access: Access into the subdivision is shown from 400 North which is a UDOT road and will require their approval. The developer will be required to construct the masonry wall and landscaping (2300 East).

Density: The General Plan designates this property as Residential 2.5-3.5 u/a. The developer is proposing this subdivision at 3.01 u/a.

Development Review Committee

The DRC reviewed this request at their April 28th meeting and recommend approval subject to the five (5) conditions.

Minutes from April 28, 2004

Mr. Baker made the **motion** to approve the Reese Circle Preliminary Plat with the following conditions:

1. Provide a letter from UDOT approving the design and improvements along 400 North
2. Meet electric standards as per the Electric Department (Mr. Foster)
3. Install trees, stamped concrete, tree grates, sprinkler system, and wall as per the city planner along 400 North
4. The wall be setback 25 feet from the front property line (to match the front setback of the home.
5. Lot one and six have the driveway on the northside of the lot

Mr. Pierson **seconded** and the motion **passed** unanimously.

Planning Commission

The Planning Commission reviewed this request at their May 5th meeting and recommend approval subject to the five (5) conditions listed.

Minutes from May 5th PC Meeting

Commissioner Robins made a motion to give the Reese Circle Preliminary Plat located at 1380 East 400 North a positive recommendation to the City Council subject to the following condition(s): 1. Provide a letter from UDOT approving the design and improvements along 400 North. 2. Meet electric standards as per the Electric Department (Mr. Foster). 3. Install trees, stamped concrete, tree grates, sprinkler system, and wall as per the City Planner along 400 North. 4. The wall be setback 25 feet from the front property line (to match the front setback of the home. 5. Lot

one and six have the driveway on the north side of the lot. Commissioner Shaw seconded. The motion passed with a unanimous vote.

RECOMMENDATION

APPROVE

Make the motion to **APPROVE** the **Reese Circle Preliminary Plat located at 1380 East 400 North** subject to the following condition(s):

1. Provide a letter from UDOT approving the design and improvements along 400 North
2. Meet electric standards as per the Electric Department (Mr. Foster)
3. Install trees, stamped concrete, tree grates, sprinkler system, and wall as per the city planner along 400 North
4. The wall be setback 25 feet from the front property line (to match the front setback of the home.
5. Lot one and six have the driveway on the northside of the lot

DENY

Make the motion to **DENY** the **Reese Circle Preliminary Plat located at 1380 East 400 North** for the follow reason(s):

TABLE

Make the motion to **TABLE** the **Reese Circle Preliminary Plat located at 1380 East 400 North** for the follow reason(s):

Reese Circle Map



1 inch equals 150.5 feet

Legend

Roads

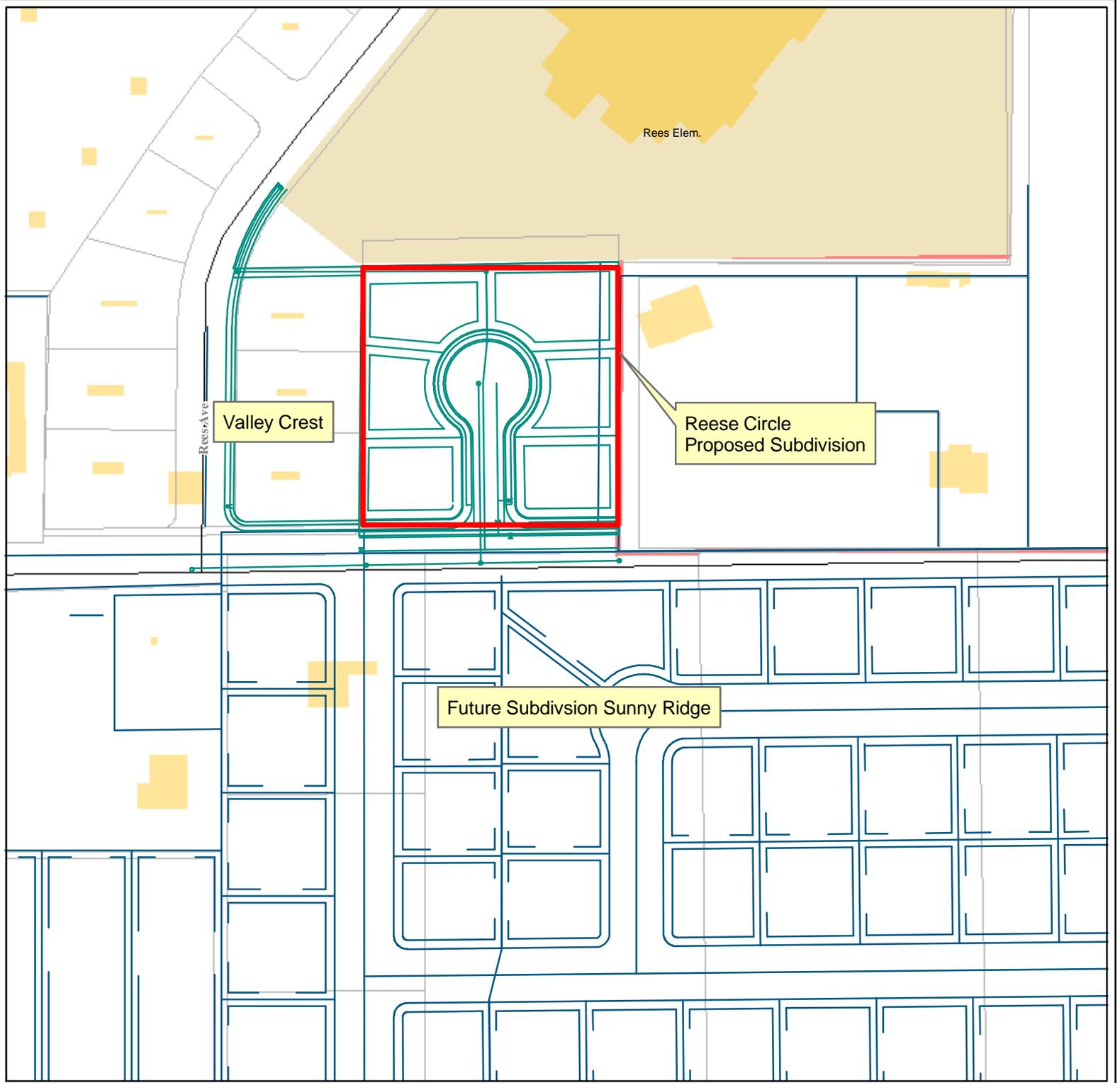
- Other Roads
- Not Paved
- Paved
- Rivers
- Schools
- Parks
- Buildings
- Spanish Fork Boundary
- LineMeasurements
- SunnyRidge
- ReesCircle_2ndVersion



Geographic Information Systems

Spanish Fork City GIS
40 South Main Street
Spanish Fork, UT 84660
(801) 798-5000

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SPANISH FORK CITY

AGENDA REQUEST FORM

Date of Meeting Requested to Attend:

All forms must be completed and returned by NOON the Wednesday before the Council Meeting requested. (Return no later than: _____) Thank you.

Name Robert J. PITTELLI

Phone
Number

Address

SPANISH FORK, UT.

Please list the subject and detailed information regarding your request:

TALK ABOUT HOW SPANISH FORK CITY CAN
INCREASE IT'S SALES TAX DOLLARS AND INCREASE
TOTAL INCOME AT THE GOLF COURSE

Robert J. Pittelli
Signature

April 28, 2004
Date

Spanish Fork

City Council Staff Report

To:	City Council	ID# PRE	03-28
From:	Emil Pierson, City Planner	Zoning	R-1-12
Date:	June 1, 2004	Property Size	9.708 ac
Subject:	Aspen Heights Preliminary Plat	# Lots/Units	21
Location:	1700 East 1850 South	Units/Acre	2.163

Background

The applicant(s), Alan Evans, is requesting preliminary plat approval in order to develop a 21 single family lot subdivision. The property is shown in the General Plan as Residential 2.5 to 3.5 u/a and the developer is proposing 2.163 u/a. The project was submitted to staff on November 6, 2003 and was vested at that time.

Analysis

The applicant is requesting to rezone the property to R-1-12 (see rezone report). The property is 9.708 acres in size and is currently vacant. To the north is the property owned by Frank Santos was recently zoned R-1-12 and approved



as the Pine Meadows subdivision. To the west is the Aspen Meadows subdivision and property owned by Fred Vincent. To the south is property zoned R-R but General Planned as Residential 1 to 2.5 u/a owned by Dean Vincent. To the east is property owned by the LDS Church zoned R-R.

The proposed project is not considered a Master Planned Development (PUD) but is a straight-up subdivision. The developer is then required to meet all of the requirements of the 17.20.020 Table 2 for the R-1-12 zone including lot widths, sizes, and setback requirements.

Lot width: (at front setback line) 100 feet
Lot size: 12,000 square feet
Minimum Depth: 100 feet

Development Review Committee

The DRC reviewed this subdivision request at the April 21, 2004 meeting. Discussion about access to the property to the south and also the Strawberry power lines along 1700 East.

Mr. Baker made a **motion** to approve the Aspen Heights Preliminary Plat subject to the following conditions:

1. Developer to work with Strawberry Power to relocate power lines to allow service to three existing customers.
2. Lifting of the utility restriction will take place when the storm drain line is:
 - a. bonded with a completion time frame of 120 days,
 - b. the rights-of-way are acquired and deeded to the city,
 - c. designed and approved by the city,
 - d. installed and functional prior to the issuance of any building permits and/or the paving of roads,
3. No final plat approval until storm drain line is installed.
4. Lot 13 will require a temporary turn around if subdivision to the North has not been developed.
5. Lot 1 will require a side entry garage from the North.
6. The driveways on Lots 2 & 20 will not be allowed access onto 1700 East.
7. Must meet proposed development and construction standards.
8. Meet the requirements of the R-1-12 zone.

Mr. Nielson **seconded**, and the motion **passed** with a unanimous vote.

Planning Commission

The Planning Commission reviewed this request at their May 5th meeting and recommended approval subject to the following condition(s).

Minutes from the May 5th PC meeting:

Commissioner Robins made a motion to give the Aspen Heights Preliminary Plat located at 1700 East 1850 South a positive recommendation to the City Council subject to the following condition(s): 1. Developer to work with Strawberry Power to relocate power lines to allow service to three existing customers. 2. Lifting of the utility restriction will take place when the storm drain line is: a. bonded with a completion time frame of 120 days, b. the rights-of-way are acquired and deeded to the city, c. designed and approved by the city, d. installed and functional prior to the issuance of any building permits and/or the paving of roads, 3. No final plat approval until storm drain line is installed. 4. Lot 13 will require a temporary turn around if subdivision to the North has not been developed. 5.

Lot 1 will require a side entry garage from the North. 6. The driveways on Lots 2 & 20 will not be allowed access onto 1700 East. 7. Must meet proposed development and construction standards. 8. Meet the requirements of the R-1-12 zone.

Commissioner Shaw seconded and the motion passed with a unanimous vote.

RECOMMENDATION

APPROVE

Make the motion to **APPROVE** the **Aspen Heights Preliminary Plat** located at 1700 East 1850 South subject to the following condition(s):

1. Developer to work with Strawberry Power to relocate power lines to allow service to three existing customers.
2. Lifting of the utility restriction will take place when the storm drain line is:
 - a. bonded with a completion time frame of 120 days,
 - b. the rights-of-way are acquired and deeded to the city,
 - c. designed and approved by the city,
 - d. installed and functional prior to the issuance of any building permits and/or the paving of roads,
3. No final plat approval until storm drain line is installed.
4. Lot 13 will require a temporary turn around if subdivision to the North has not been developed.
5. Lot 1 will require a side entry garage from the North.
6. The driveways on Lots 2 & 20 will not be allowed access onto 1700 East.
7. Must meet proposed development and construction standards.
8. Meet the requirements of the R-1-12 zone.

DENY

Make the motion to **DENY** the **Aspen Heights Preliminary Plat** located at 1700 East 1850 South for the follow reason(s):

TABLE

Make the motion to **TABLE** the **Aspen Heights Preliminary Plat** located at 1700 East 1850 South for the follow reason(s):

Spanish Fork City Council Staff Report

To:	City Council	ID#	PRE	04-02
From:	Emil Pierson, City Planner	Zoning		R-1-9
Date:	June 1, 2004	Property Size		1.99 ac
Subject:	Reese Circle Preliminary Plat	# Lots/Units		6
Location:	1380 East 400 North	Units/Acre		3.01

Background

The applicant(s), Troy Hales, is requesting preliminary plat approval in order to develop a 6 lot single family subdivision. The property is shown in the General Plan as Residential 2.5 to 3.5 u/a. The property was rezoned as part of the Valley Crest (Rees School Rezone).

Analysis

To the north is the Rees Elementary School and to the east is property outside of the City limits



and is a five (5) acre zone in the county and did not want to be annexed as part of the Sunny Ridge Annexation. To the south is property zoned R-1-12 and was recently annexed into the City (Sunny Ridge). West of the proposed development is the Valley Crest subdivision zoned R-1-9.

The proposed subdivision is not considered a master planned development (PUD) but is a straight-up subdivision and must meet all of the requirements of the R-1-9 zone. See Title 17.20.020 Table 2.

Lot Sizes: The single family lots will exceed the 9,000 square feet in size.

Lot Width: All lots will be wider than the required 85-feet

Access: Access into the subdivision is shown from 400 North which is a UDOT road and will require their approval. The developer will be required to construct the masonry wall and landscaping (2300 East).

Density: The General Plan designates this property as Residential 2.5-3.5 u/a. The developer is proposing this subdivision at 3.01 u/a.

Development Review Committee

The DRC reviewed this request at their April 28th meeting and recommend approval subject to the five (5) conditions.

Minutes from April 28, 2004

Mr. Baker made the **motion** to approve the Reese Circle Preliminary Plat with the following conditions:

1. Provide a letter from UDOT approving the design and improvements along 400 North
2. Meet electric standards as per the Electric Department (Mr. Foster)
3. Install trees, stamped concrete, tree grates, sprinkler system, and wall as per the city planner along 400 North
4. The wall be setback 25 feet from the front property line (to match the front setback of the home.
5. Lot one and six have the driveway on the northside of the lot

Mr. Pierson **seconded** and the motion **passed** unanimously.

Planning Commission

The Planning Commission reviewed this request at their May 5th meeting and recommend approval subject to the five (5) conditions listed.

Minutes from May 5th PC Meeting

Commissioner Robins made a motion to give the Reese Circle Preliminary Plat located at 1380 East 400 North a positive recommendation to the City Council subject to the following condition(s): 1. Provide a letter from UDOT approving the design and improvements along 400 North. 2. Meet electric standards as per the Electric Department (Mr. Foster). 3. Install trees, stamped concrete, tree grates, sprinkler system, and wall as per the City Planner along 400 North. 4. The wall be setback 25 feet from the front property line (to match the front setback of the home. 5. Lot

one and six have the driveway on the north side of the lot. Commissioner Shaw seconded. The motion passed with a unanimous vote.

RECOMMENDATION

APPROVE

Make the motion to **APPROVE** the **Reese Circle Preliminary Plat located at 1380 East 400 North** subject to the following condition(s):

1. Provide a letter from UDOT approving the design and improvements along 400 North
2. Meet electric standards as per the Electric Department (Mr. Foster)
3. Install trees, stamped concrete, tree grates, sprinkler system, and wall as per the city planner along 400 North
4. The wall be setback 25 feet from the front property line (to match the front setback of the home.
5. Lot one and six have the driveway on the northside of the lot

DENY

Make the motion to **DENY** the **Reese Circle Preliminary Plat located at 1380 East 400 North** for the follow reason(s):

TABLE

Make the motion to **TABLE** the **Reese Circle Preliminary Plat located at 1380 East 400 North** for the follow reason(s):

Reese Circle Map



1 inch equals 150.5 feet

Legend

Roads

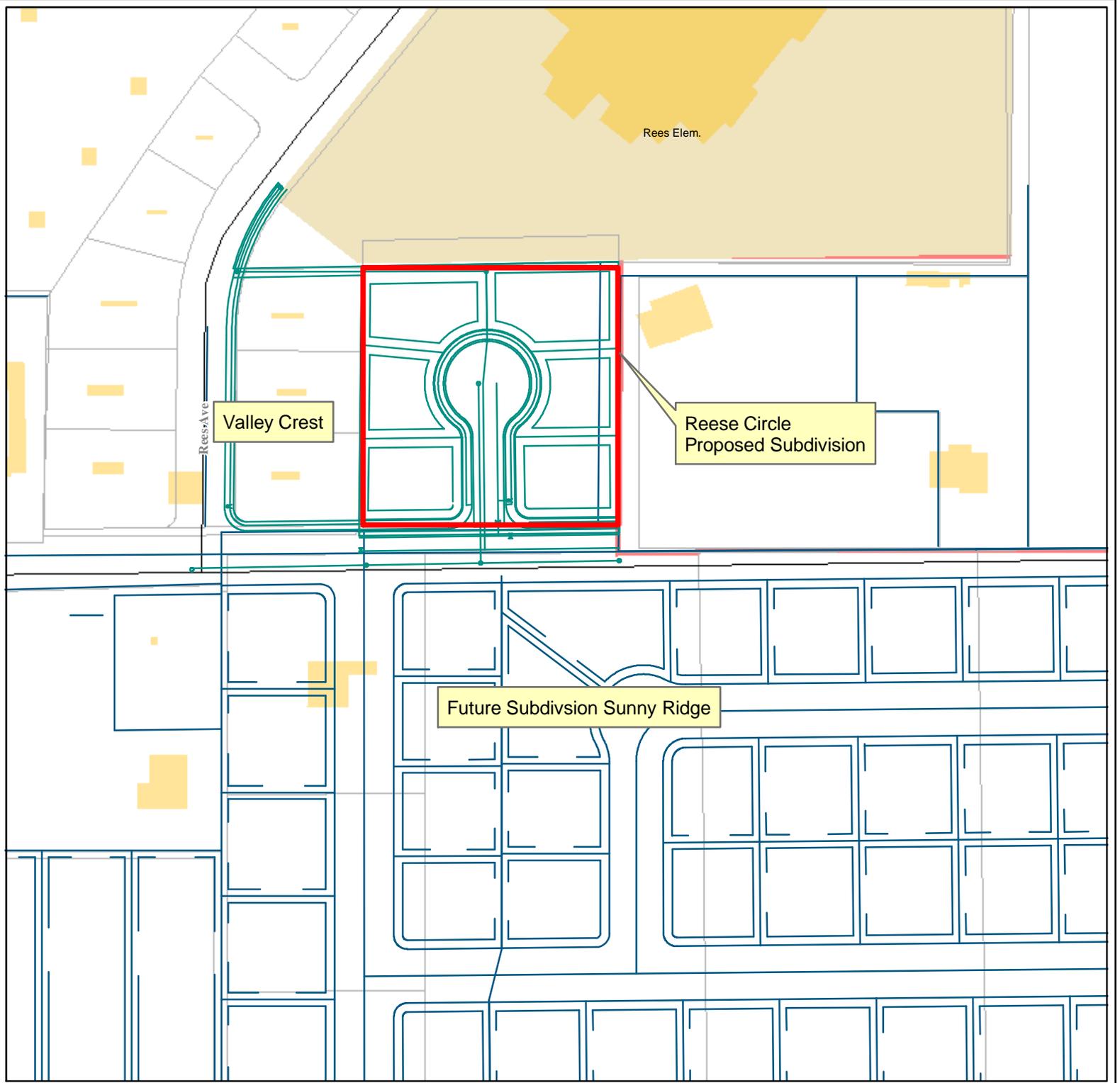
-  Other Roads
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-  Schools
-  Parks
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-  ReesCircle_2ndVersion



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MEMORANDUM

June 1, 2004

To:	City Council	26.20 Acres
From:	Emil Pierson, City Planner	R-1-6 Zone
Subject:	Somerset Preliminary Plat 3000 East Canyon Road	160 Single family lots 48 Multi-family units 208 Total units 7.93 units/acre

BACKGROUND

The applicant, Dos Amigos (Les Allen), is requesting preliminary plat re-approval for 208 units in the Medium High Residential (R-1-6) zone. The General Plan shows this property as Medium High Urban Residential 5 to 8 dwelling units per acre. The project is considered a master planned development and was approved by the City Council on December 4, 2001.

ANALYSIS

To the west of this property is long narrow lots used for agricultural uses in the rural residential zone, general planned for residential 3.5 to 5 u/a. To the east is vacant property general planned for commercial or as a business park. To the south is Canyon Road and homes located in the R-1-9 zone. To the north is Highway 6.



The developer proposed and is constructing a private gated community that comprises of twin homes and four 12-plexes. The project as proposed consist of 208 total units, of which 48 are multi-family and the rest is twin homes. The multi-family units will be located at the northwest corner of the property and be developed in the later phases of the project.

The twin homes will comprise the rest of the development. The architecture of the homes will be similar

to the ones at “Village on the Green” except in a more affordable range. They will have a European “Swiss” feel and are hoping to create a “village” atmosphere.

The developer is proposing a Master Plan Community that will provide a variety of amenities to achieve the density that is being requested. A few of the amenities include:

- installation of a 6-foot wrought iron fence with rock pillars along Canyon Road;
- installation of at least a 6' wall with a berm along Highway 6;
- high quality architecture and materials used in the homes;
- 57% of the total project is open space (14.9 acres);
- The developer will be providing a tot lot with a swing set, a pavilion (with tables and a fire place), and a sport court (basketball court);
- parking stalls throughout the development;
- upgraded street lamps (black fluted poles).

Fencing

The developer will be doing a combination of fencing in the development. Along Highway 6 will be a masonry wall (see packet for details) and Canyon Road will have a black wrought fence with river rock pillars.

Access

There will be two access points into the development from Canyon Road. Both will be gated and will have a code for emergency vehicles. Both access will be constructed with the first phase of development. The sidewalks will be on one side of the street throughout the development, most of sidewalks are shown to be on the interior blocks. Canyon Road will have a meandering sidewalk and trees every 30-feet as required by ordinance. The DRC did discuss in great length parking and street width within the development. Staff has requested the developer to provide for more off-street parking because of the narrow (26-feet) road width. The developer had no issues with this request and will be meeting with staff to provide for more parking mixed throughout the development.

Open Space

Open space comprises 57% of the project. There are three open space areas that will be all under the home owners association and are private. They will be required to maintain all of the open space areas. The large open space park will have a tot lot, sports court, and pavilion with a fire place and picnic tables.

Canal

There is a major canal that runs through the property along Canyon Road. The developer has piped the canal. There is a 36-foot canal easement adjacent to Canyon Road and on the west side of the property. This easement has been landscaped and maintained as open space.

Utilities

All utilities except water will be private and maintained by the home owners association. This includes: sewer, pressurized irrigation, and storm drain lines. The water and power lines will be maintained by the City.

DEVELOPMENT REVIEW COMMITTEE

The DRC reviewed this request at its April 21st meeting and recommended re-approval.

Minutes April 21, 2004

Mr. Nielson made a **motion** to recommend reapproval of the Somerset Village Preliminary Plat subject to the following condition(s):

1. Meet the original conditions of approval.

Mr. Oyler **seconded**, and the motion **passed** with a unanimous vote.

City Council Conditions of approval:

1. Only 62 units in phase I are approved at this time and a note be placed on the plat stating the preliminary plat approval is limited to 62 units until infrastructure capacities for power, water and sewer have been resolved;
2. Install black fluted street lights along Canyon Road;
3. Provide additional parking with the approval of the Engineering and the City Planner;
4. Meet electric standards as per the Electric Department (Mr. Foster);
5. All streets in the development are to be 26 feet in width and private;
6. The development must meet what is shown in the packet: covered parking, park with playground and basketball court, pavilion, etc;
7. Swiss Mountain Village (Cantabury Court) is to be a private residential development with private streets maintained by Swiss Mountain Village (Cantabury Court) homeowners association;
8. Pressurized Irrigation is to be installed as approved by the Engineering Department;
9. Sewer will be a private and maintained by Swiss Mountain Village (Cantabury Court) homeowners association;
10. Receive approval by East Bench Irrigation Company for piping or abandonment of canal;
11. Receive approval from Utah Department of Transportation for Canyon Road and Highway 6;
12. The 62 units are contingent upon the payment of up to \$100,000 to Spanish Fork City for the costs of moving the eight manufactured homes
13. Decorative lighting will be installed throughout the subdivision with the City's upgraded street lights;
14. The development must meet all current Construction and Development Standards;
15. CC&R's approved by the City Planner and City Attorney;
16. Dos Amigos will be required to sign off on all single family and multi-family plans.

Planning Commission

The Planning Commission heard this request at their May 5th meeting and recommended approval subject to the following condition(s).

Minutes from May 5th PC meeting

Commissioner Robins made a motion to re-approve the Somerset Preliminary Plat located at 3000 East Canyon Road subject to the following condition(s):

1. Meet the original conditions of approval.

Commissioner Wadsworth seconded and the motion passed with a unanimous vote.

RECOMMENDATION

APPROVE

Make the motion to **RE-APPROVE** the **Somerset Preliminary Plat located at 3000 East Canyon Road** subject to the following condition(s):

1. Meet the original conditions of approval.

DENY

Make the motion to **DENY** the **RE-APPROVAL** of the **Somerset Preliminary Plat located at 3000 East Canyon Road** for the follow reason(s):

TABLE

Make the motion to **TABLE** the **RE-APPROVAL** of the **Somerset Preliminary Plat located at 3000 East Canyon Road** for the follow reason(s):