



**Planning Commission Agenda
February 6, 2008**

**Planning
Commissioners**

Del Robins
Chairman

Sherman Huff
Vice Chairman

David Lewis

Shane Marshall

Michael Christianson

6:30 P.M. Agenda Review (Training) in Room 112

7:00 P.M.

1. Preliminary Activities
 - a. Pledge of Allegiance
 - b. Approval of Minutes: January 9, 2007
2. Public Hearings
 - a. **Amended Preliminary Plat - North Springs Business Park Amended**
Applicant: Scenic Development
General Plan: Light Industrial
Zoning: Industrial 1
Location: 3450 North Main
 - b. **Conditional Use - Pacific Horizon Credit Union**
Applicant: Mike Cutler Construction
General Plan: Residential Office/Residential 5.5 to 8 Units Per Acre
Zoning: Residential Office
Location: 389 East 300 South
 - c. **Proposed Changes to Title 15**
Applicant: Spanish Fork City
 - d. **Growth Boundary Amendment**
Applicant: Spanish Fork City
3. Other Discussion
 - a. **Discussion on Proposed General Plan Map Revisions**

Planning Commissioners, if you are unable to attend a meeting please let us know ASAP. Thanks.

The public is invited to participate in all Planning Commission Meetings. If you need special accommodations to participate in the meeting, please contact the City Manager's Office at (801) 798-5000.

1 Draft Minutes
2 Spanish Fork City Planning Commission Meeting
3 January 9, 2008
4

5 Agenda review 6:30 p.m.
6

7 **Commission Members Present:**
8

9 **Staff Present:** Dave Anderson, Planning Director; Richard Nielson, Public Works
10 Assistant Director; Shelley Hendrickson, Planning Secretary.
11

12 **Citizens Present:** Cody Roberts, Dak Maxfield, Bob Rowberry, Jed Morley, Grey
13 (illegible), Jeff Heaps, Kay Heaps, Jeff Clark, Wayne Niederhauser.
14

15
16 **CALL TO ORDER**
17

18 Chairman Robins called the meeting to order at 7:01 p.m.
19
20

21 **PRELIMINARY ACTIVITIES**
22

23 **Pledge**
24

25 Chairman Robins led the pledge of allegiance.
26

27 Chairman Robins welcomed everyone, excused Commissioner Lewis and said that he
28 would be late and that Commissioner Sharon Miya had resigned. He expressed his thanks
29 to Sharon Miya for her service on the Commission.
30

31 **Adoption of Minutes: December 4, 2007**
32

33 Commissioner Christianson **moved to approve** the minutes of December 4, 2007, with the
34 noted corrections. Commissioner Marshall **seconded** and the motion **passed** all in favor.
35
36

37 **PUBLIC HEARINGS**
38

39 Commissioner Huff **moved to open** into Public Hearing. Commissioner Christianson
40 **seconded** and the motion **passed** all in favor at 7:05 p.m.
41

42 ***Commissioner Lewis arrived at 7:05 p.m.*
43

44 **Old Mill Estates**

45 Applicant: CW Management

46 General Plan: Residential 1.5 to 2.5 units per acre

47 Zoning: R-1-15

48 Location: 1503 South Mill Road

49

50 Mr. Anderson explained the proposal is a Master Planned Development. This
51 change was made so that the applicant could still maintain their density by providing
52 another important means for ingress and egress. He explained there was a 13,000
53 square-foot parcel of City-owned land, bisected by a large canal, adjacent to the
54 proposal. The City has deeded this land to CW management in exchange for them
55 assuming all costs associated with the piping of the canal. CW Management and
56 Jed Morley will be sharing some of the costs associated with piping the canal.

57

58 Commissioner Christianson asked about the irrigation easements and if the canal
59 would be included in the property of the lots that abut the canal.

60

61 Wayne Niederhauser

62 Mr. Niederhauser explained he did not have a problem putting verbiage on the plat
63 regarding the irrigation easement that would be included with the lots that abut the
64 canal. He feels unless there is a clean out section in the pipe in this area that the
65 pipe should not ever have to be disturbed. He said due to the residential housing
66 market slowing down they would like to phase their project. The first phase would
67 provide access to Mill Road, Arrowhead Road and out to the north subdivision
68 (Academy Park). The other two phases will be fairly small but we would like to not
69 put as many lots on the market. They will work with Mr. Jed Morley and pipe the
70 canal in conjunction with the construction of his proposal.

71

72 Mr. Nielson explained the canal will need to be piped according to the irrigation
73 season.

74

75 Jeff Clark

76 Mr. Clark asked which irrigation ditches would be piped and a timeframe of when
77 they would be piped.

78

79 Mr. Niederhauser explained what irrigation ditches he would be piping with regard to
80 his proposal.

81

82 Discussion was held regarding the irrigation ditches in the area and easements.

83

84 No public comment.

85

86 Commissioner Marshall **moved** to recommend to the City Council **approval** of the
87 Preliminary Plat for Old Mill Estates located approximately 700 West 1400 South
88 subject to the following conditions:

89

90 **Conditions**

91

- 92 1. That the applicant adjust lot lines on Arrowhead road to accommodate the
93 needed cross section and easements on the power line.
- 94 2. That the applicant meets all conditions of prior plat approval.
- 95 3. Include all piping of irrigation ditches in phase one.

96

97 Commissioner Lewis **seconded** and the motion **passed** all in favor by a roll call
98 vote.

99

100 **Trailside Subdivision Zone Change and Preliminary Plat**

101 Applicant: Cody Roberts

102 General Plan: Residential 4.5 to 5.5 Units Per Acre

103 Zoning: Rural Residential existing, R-1-8 requested

104 Location: approximately 1300 North State Road 51

105

106 Mr. Anderson explained Mr. Roberts would be addressing the concerns that the
107 Commission brought up in their December meeting.

108

109 Cody Roberts

110 Mr. Roberts explained the base density and what he felt the clean up guarantee
111 should be based on, that the billboards belong to Reagan and the leases expire in
112 February 2016. Reagan is willing to relocate them to another location on Highway
113 51 or somewhere else in the City; however, if the signs are moved they will require a
114 new 20+ year lease. CC & R's have been written to include the entire development
115 He has spent a lot of time talking to people with regard to the landfill. He did not dig
116 trenches because the people he talked to advised him that it would not accomplish
117 the Commission's concerns. A full analysis to define the landfill will take time and
118 money.

119 He feels the concerns are vertical movement, vapor migration, stability, and
120 contamination of soil or ground water and explained his solutions.

121

122 Chairman Robins feels it would be a mistake, given Spanish Fork's history, to build
123 residential housing on top of a landfill.

124

125 Mr. Roberts feels he can address the Commissions concerns with regard to the
126 landfill. He feels vertical movement can be addressed by a 25 to 50 foot buffer once
127 the location is found. He will have an engineer sign off on vapor migration and
128 contamination will be taken care of with a development agreement.

129

130 Commissioner Christianson feels the biggest concern is vapor in basements and
131 what will happen if they grant approval for lots in an undefined area that have
132 potential to be sitting on a landfill.

133

134 Discussion was held regarding the placing of a condition that lots would not be able
135 to be built on or within 25 to 50 feet of the landfill.

136

137 Mr. Anderson feels that if the landfill site is larger than expected than the property
138 loses the density.

139

140 Mr. Nielson explained what happened in the past with development on a landfill
141 within Spanish Fork City. He said it was a perception issue and not a health issue.
142 There was not any gas to speak of at all.

143

144 Discussion was held regarding the history of the landfill, trenches full of garbage not
145 gas, and verifying the costs for the park.

146

147 Commissioner Marshall feels that there is not enough information to approve this
148 project and asked if there was a way to approve the upper part of the development
149 and not build on phase thirteen (13).

150

151 Mr. Roberts explained that with a Master Planned Development the entire project
152 needs to be approved.

153

154 Mr. Anderson explained the only reason staff felt comfortable with the proposal was
155 with the concept that the applicant would enter into a development agreement.

156

157 Discussion was held regarding a buffer for the landfill.

158

159 Mr. Anderson clarified that there would not be any residential development on top of
160 any landfill.

161

162 Discussion was held regarding the footage for a buffer from the landfill, clean up of
163 the salvage yard, landscaping and fencing.

164

165 Mr. Roberts explained that he does not have a landscape plan for the interior of the
166 development.

167

168 Discussion was held regarding landscape guidelines. Mr. Anderson feels that it
169 might be appropriate to place a condition that requires the applicant to bring a
170 landscape plan in to staff for approval.

171

172 Mr. Anderson would like to discuss, with the City attorney, options for the billboards.
173 He would like to see the billboards eliminated as soon as possible.

174

175 Discussion was held regarding the billboards, when the leases expire, and what to
176 do to get rid of them.

177

178 No public comment.

179

180 Commissioner Christianson **moved** to recommend to City Council **approval** of the
181 Preliminary Plat for Trailside located at approximately 1300 North State Road 51
182 subject to the following conditions:

183

184 **Conditions**

185

- 186 1. That the applicant dedicates 10.6 acres of park space to the City.
- 187 2. That the applicant improves the park space inclusive of a finished grade with
188 top soil that is certified to construct a City park on.
- 189 3. That the applicant provides the easements and utilities as described in the
190 Preliminary Plat to Chappel Drive and receive UDOT approval on
191 improvements to State Road 51.
- 192 4. That any necessary buyout with Springville City be completed.
- 193 5. City staff review a cash in lieu of fence by City park.
- 194 6. No building lots on or within 25 feet be allowed on any landfill or waste.
- 195 7. That landscape plans be approved by City staff and the Planning Commission
196 before any final plats are approved.
- 197 8. Architectural committee signs off on the architecture.
- 198 9. Billboard leases are reviewed by City staff prior to the Preliminary Plat being
199 presented to the City Council.

200

201 Commissioner Lewis **seconded** and the motion **passed** all in favor.

202

203 **Spanish Fork Storage Conditional Use**

204 Applicant: Jed Morley
205 General Plan: General Commercial
206 Zoning: Industrial 2
207 Location: Arrowhead Trail and Del Monte Road

208
209 Mr. Anderson explained the proposal and the Development Review Committees
210 recommendation. The applicant has provided an updated site plan and has been
211 corresponding with UDOT on the ingress and egress onto Arrowhead Trail road.

212
213 Commissioner Lewis asked about the access onto Del Monte and what kind of an
214 access it would be.

215
216 Mr. Anderson explained the plan shows it is a limited access.

217
218 Discussion was held regarding ingress and egress standards for developments.

219
220 Jed Morley
221 Mr. Morley explained that UDOT has agreed on the Arrowhead Trail access and are
222 looking at installing a traffic light on Del Monte and Arrowhead Trail. He explained
223 the limited access from the proposal onto Del Monte.

224
225 Commissioner Marshall asked for a landscape plan. Mr. Anderson passed out a
226 copy of the plan.

227
228 No public comment.

229
230 Discussion was held regarding the landscape, piping the canal, reduction of the
231 setback, and the materials to be used on the outside of the structures.

232
233 Commissioner Christianson does not feel that this is the best fit for the area and that
234 landscape will be key.

235
236 Commissioner Lewis **moved** to recommend to City Council **approval** of the
237 proposed Conditional Use Permit based on the following findings and subject to the
238 following conditions:

239
240 **Findings**

- 241
242 1. That the five findings listed in Title 15, page 15-14 of the Municipal Code have
243 all been made.

- 244 2. That the proposed site is consistent with the General Plan
245 3. That the size of site is adequate to accommodate the proposed use.
246 4. That the adjacent public streets are adequate to carry the anticipated traffic
247 that the use will generate.
248 5. That the proposed use will not be detrimental to the health, safety or welfare
249 of the general public in the area.
250 6. That suitable conditions have been imposed to mitigate any negative impacts.
251 7. That the applicant is allowed to reduce the setback adjacent to the residential
252 district to 10 feet; due to the quality of the proposed architecture and
253 landscaping and the fact that it makes the project more functional.

254
255 **Conditions**

- 256
257 1. That the applicant be required to construct all of the structures in accordance
258 with the elevations that have been presented to the Development Review
259 Committee.
260 2. That the applicant be required to work with the City to make any necessary
261 modifications to the landscaping plan.
262 3. That the applicant be required to pipe the adjacent canal.
263 4. That the applicant be required to develop all adjacent streets according to
264 City standards.
265 5. That the applicant submits a lighting plan for the Planning Department to
266 review and approve.
267 6. That the applicant provides more information on the materials to be used.
268 7. That the applicant gets approval from UDOT for the access onto Arrowhead
269 Trail.

270
271 Commissioner Marshall **seconded** and the motion **passed** all in favor by a roll call
272 vote.

273
274 **Staker Parsons Conditional Use Amendment Request**

275 Applicant: Staker Parsons
276 Zoning: Industrial 2
277 Location: 2100 North 200 East

278
279 Mr. Anderson explained the amendment request was whether or not the applicant
280 should be required to have the site completely hard surfaced upon commencement
281 of the operation of the plant and be allowed to place a temporary office trailer and
282 construct a permanent structure at a later date.

283

284 Commissioner Lewis asked if there was a phasing plan.

285

286 Mr. Anderson read from his notes what the phasing plan would be.

287

288 Dak Maxfield

289 Mr. Maxfield explained that when they purchased the property they knew that they
290 had sub-standard soils and that the soil continues to move. He feels that if they
291 asphalt the entire site it will last about two (2) years because of the heavy truck
292 traffic. If they pave it in concrete it will be cleaner and, with a concrete application
293 they can bridge soils with concrete and then cap it with another layer of concrete.
294 He feels that it will benefit the City to have it paved in concrete instead of asphalt.
295 Fugitive dust aspect will be under control better with the site paved in concrete. He
296 is confident that the entire site will be paved in a two year period. Explained where
297 the pavement would be upon opening. He feels with the down turn in the residential
298 market they would like to come in with a temporary building and expense it over a
299 two (2) year period.

300

301 Discussion was held regarding when this site would open (around May).

302

303 Commissioner Marshall asked with the bad soils if there was a concern that they
304 would fail.

305

306 Mr. Maxfield said that they have equipment on hand to take care of the soils.

307

308 Discussion was held regarding what would be asphalt or concrete upon opening.

309

310 Commissioner Marshall asked if they had any tracking problems.

311

312 Bob Rowberry

313 Mr. Rowberry explained how their site runs in Salt Lake City. He feels that this
314 facility runs very well. He explained that they hire an independent company to
315 sweep and is confident that the tracking off of premise will be minimal.

316

317 Mr. Anderson explained that the Development Review Committee did not see the
318 exhibits shown and feels that employee parking must be paved in order to meet City
319 standards. He also feels that the ingress and egress areas need to be paved in full.

320

321 Mr. Rowberry explained that employee parking would be on the south side of the
322 plant.

323

324 Mr. Anderson explained that there had not been any amendments to the site plan.

325

326 Discussion was held regarding magnesium chloride for fugitive dust control.

327

328 Commissioner Robins has concerns with parking not being paved.

329

330 Mr. Maxfield said they can commit to pave the residential landscape area.

331

332 Discussion was held regarding what to have paved upon opening.

333

334 No public comment

335

336 Commissioner Robins **moved** to recommend to City Council approval of the
337 Conditional Use Permit Amendment for Staker Parson Companies located at 2100
338 North 200 East Approval Amendment request based on the following findings and
339 subject to the following conditions:

340

341 Findings

342

- 343 1. That in the long term a site paved with concrete is going to be more effective
344 addressing concerns related to fugitive dust and will accommodate the activity
345 on the site better than asphalt.
- 346 2. That magnesium chloride can be effectively used to control fugitive dust from
347 the day the facility opens to when the entire site is paved.

348

349 Conditions

350

- 351 1. That the entire site is paved with either concrete or asphalt within two years
352 from the date that the facility receives a Business License from the City.
- 353 2. That the applicant be allowed to utilize a temporary office for two years. That
354 the office must be removed and a permanent structure be completed and
355 occupied within two years from the date the City Business License is issued.
- 356 3. That the entire landscape yards and all access onto 200 East be hard
357 surfaced upon opening.
- 358 4. That all recommendations of the fugitive dust be adhered to.
- 359 5. That the City may require a consultant qualified to evaluate fugitive dust be
360 retained by the operator to provide periodic reports if it is determined to be
361 necessary.
- 362 6. That magnesium chloride will be effectively used to control fugitive dust from
363 the day the facility opens to when the entire site is paved.

364
365 Commissioner Lewis **seconded** and the motion **passed** all in favor by a roll call
366 vote.
367
368 Commissioner Christianson **moved** to **close** public hearing. Commissioner Marshall
369 **seconded** and the motion **passed** all in favor at 9:12 p.m.
370

371
372 **Staff Reports**

373
374
375 **Envision Annexation**

376 Applicant: Kay Heaps
377 General Plan: Residential 1.5 to 2.5 Units Per Acre
378 Zoning: R-1-15
379 Location: 600 South 2550 East
380

381 Mr. Anderson explained the property J. Merrill Hallam owns be assigned R-R.
382

383 Commissioner Lewis **moved** to recommend to the City Council **approval** of the
384 Envision Annexation subject to the following conditions:
385

386 **Condition**

- 387
388 1. That the applicants enter into the accompanying Annexation Agreements and
389 based on all of the information in Richard Nielson's report.
390 2. J. Merrill Hallam parcel(s) be zoned R-R and the remaining portion R-1-15.
391

392 Commissioner Huff **seconded** and the motion **passed** all in favor.
393
394

395 **Other Discussion**

396
397 Chairman Robins **moved** to have the **General Plan reviewed** for 2550 East and 400
398 North in their next meeting. Commissioner Lewis **seconded** and the motion **passed**
399 all in favor.
400

401 Chairman Robins **moved** to have the **General Plan reviewed** for the 1100 South
402 Del Monte area. Commissioner Lewis **seconded** and the motion **passed** all in favor.
403

404 Mr. Anderson reported on the approval of the Kelly Annexation by the City Council
405 and that it was zoned Industrial 1.

406

407

408 **Adjournment**

409

410 Chairman Robins **moved to adjourn**. Commissioner Lewis **seconded** and the
411 motion **passed** all in favor at 9:37 p.m.

412

413

414 **Adopted:**

415

416

417

Shelley Hendrickson, Planning Secretary

DRAFT



REPORT TO THE PLANNING COMMISSION NORTH SPRINGS BUSINESS PARK PRELIMINARY PLAT AMENDMENT

Agenda Date: January 22, 2008

Staff Contacts: Dave Anderson, Planning Director

Reviewed By: Development Review Committee

Request: The applicant, Scenic Development, is requesting that their approval for the North Springs Business Park Preliminary Plat be amended so as to reduce the number of lots and modify the street design.

Zoning: Industrial 1

General Plan: Light Industrial

Project Size: 9.3 acres

Number of lots: 5

Location: 3450 North Main Street

Background Discussion

The original approval for North Springs Business Park was granted on June 20 of 2006. Since that time, the applicant has received Final Plat approval. Nonetheless, the applicant would now like to modify the design of the subdivision and is, therefore, requesting that the Preliminary Plat approval be amended.

The proposed changes are relatively minor, as the applicant would like to reduce the number of lots from 8 to 5 and to replace a cul-de-sac with a hammerhead turnaround.

The proposed Amended Preliminary Plat meets the City's requirements for subdivisions in the Industrial 1 zone. As such, the Development Review Committee recommended that the proposed Preliminary Plat Amendment be approved on January 30, 2008.

A copy of the proposed Preliminary Plat is attached to this report while the attached images with the aerial photographs include the design of the original approval.

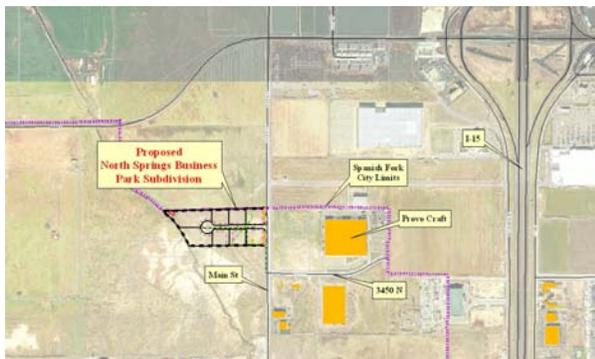
Budgetary Impact:

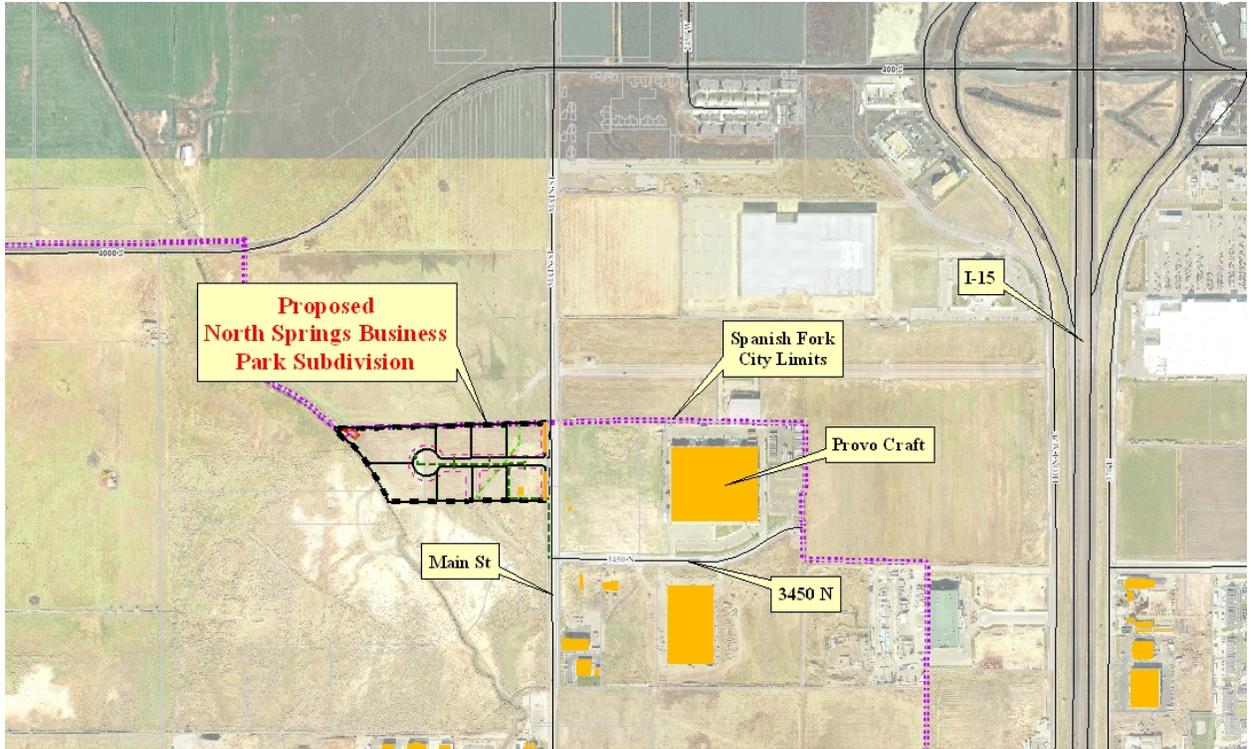
There is no anticipated budgetary impact with the proposed Preliminary Plat amendment.

Recommendation:

Staff recommends that the Planning Commission recommend that the Preliminary Plat Amendment be approved subject to the following conditions:

1. That the applicant all conditions of the original approval.
2. That all improvements be installed according to City standards.





PLANNING COMMISSION APPROVAL

APPROVED THIS _____ DAY OF _____ A.D. 20____ BY THE _____ PLANNING COMMISSION

DIRECTOR RECORDS UNIT _____ COUNTY PLANNING COMMISSION

PLANNING COMMISSION APPROVAL

APPROVED THIS _____ DAY OF _____ A.D. 20____ BY THE _____ PLANNING COMMISSION

DIRECTOR RECORDS UNIT _____ COUNTY PLANNING COMMISSION

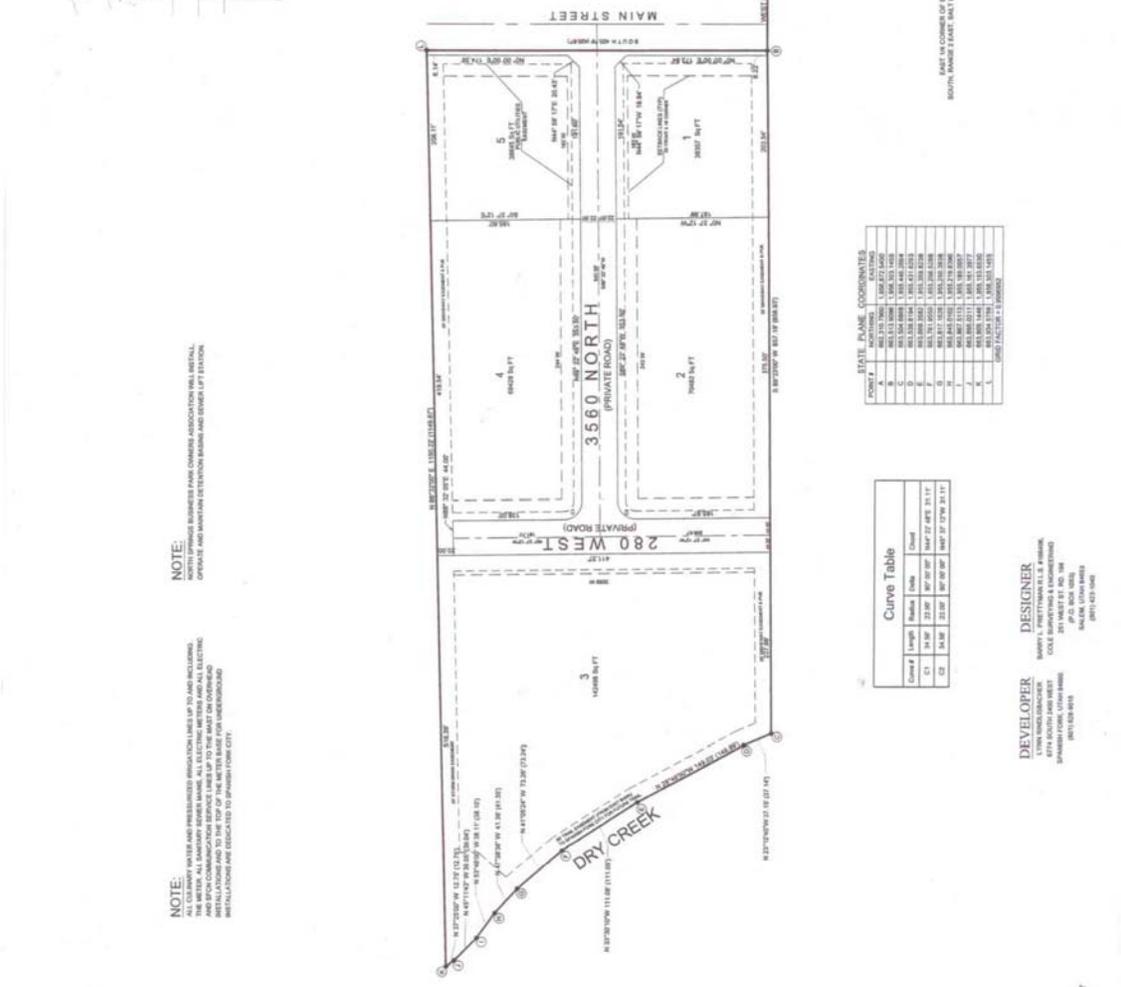
North Springs Business Park

Subdivision

Spanish Fork, Utah

SCALE: 1" = 50'

UTAH COUNTY, UTAH



NOTE: THE DEVELOPER AND ENGINEER SHALL BE RESPONSIBLE FOR THE PROVISION OF ALL NECESSARY UTILITY INFORMATION AND FOR THE PROVISION OF ALL NECESSARY UTILITY INFORMATION TO THE CITY. THE CITY WILL BE RESPONSIBLE FOR THE PROVISION OF ALL NECESSARY UTILITY INFORMATION TO THE CITY.

NOTE: THE DEVELOPER AND ENGINEER SHALL BE RESPONSIBLE FOR THE PROVISION OF ALL NECESSARY UTILITY INFORMATION AND FOR THE PROVISION OF ALL NECESSARY UTILITY INFORMATION TO THE CITY. THE CITY WILL BE RESPONSIBLE FOR THE PROVISION OF ALL NECESSARY UTILITY INFORMATION TO THE CITY.

DEVELOPER
LYNN HANCOCK
1075 SOUTH MAIN STREET
SPRINGDALE, UTAH 84661
801-734-9141

DESIGNER
BARRY L. FRETWELL & ASSOCIATES
1075 SOUTH MAIN STREET
SPRINGDALE, UTAH 84661
801-734-9141

SCALE: 1" = 50'



REPORT TO THE PLANNING COMMISSION PACIFIC HORIZON CONDITIONAL USE REQUEST

Agenda Date: February 6, 2008

Staff Contacts: Dave Anderson, Planning Director

Reviewed By: Development Review Committee

Request: Pacific Horizon Credit Union has applied to convert an existing office structure into a financial institution and to construct a drive-thru. In 2007, Title 15 was amended so as to make this use a Conditional Use in the Residential Office zone. Therefore, Pacific Horizon must receive Conditional Use approval before they can use the property as proposed.

Zoning: Residential Office

General Plan: Residential Office

Project Size: 10,017 square feet

Location: 389 East 300 South

Background Discussion

The applicant is requesting Conditional Use approval so as to be able to convert an existing building into a financial institution and construct a drive-thru on the premise.

This particular use was contemplated by the City when Title 15 was amended in 2007 so as to make financial institutions with drive-thrus Conditional Uses in this zone.

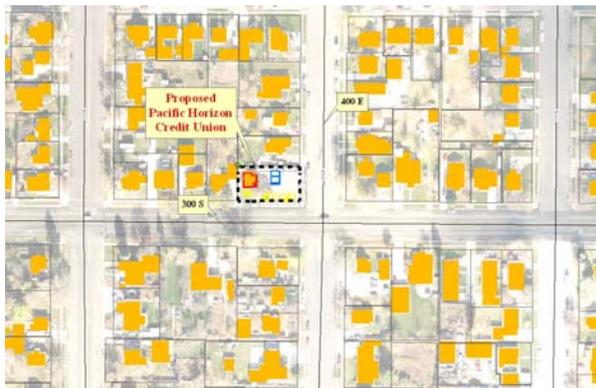
The applicant has submitted a complete Site Plan with the application for Conditional Use approval. The Site Plan has been reviewed by the Development Review Committee and appears to meet all applicable City standards.

As this is a Conditional Use, the Planning Commission has the ability, and responsibility, to impose conditions to mitigate any impact that is anticipated to have a detrimental impact on surrounding properties. In this case, the proposed Site Plan has been designed to include 10 feet of landscaping and a six-foot tall masonry wall around the perimeter. In staff's view, this buffer will help mitigate any impact that the proposed use would have.

The only conditions staff is recommending that the Commission consider relate to building materials and lighting. As the placement of lighting fixtures on the property can have a direct impact on surrounding properties, staff believes it is advisable to require the applicant to submit a lighting plan for the City's review and approval. Also, the building materials used on the structures will either help or hinder any effort made to blend the site in with the surrounding properties. As such, staff is recommending that the Commission review the building materials proposed for the site.

On January 30, 2008, the Development Review Committee recommended that the proposed Conditional Use be approved.

Budgetary Impact



The proposed Conditional Use would likely have very little impact on the City from a budgetary standpoint.

Alternatives

As the basic requirements for the proposed use have been met, the Commission's alternatives are limited to the imposition of conditions that will mitigate anticipated impacts.

Staff Recommendation

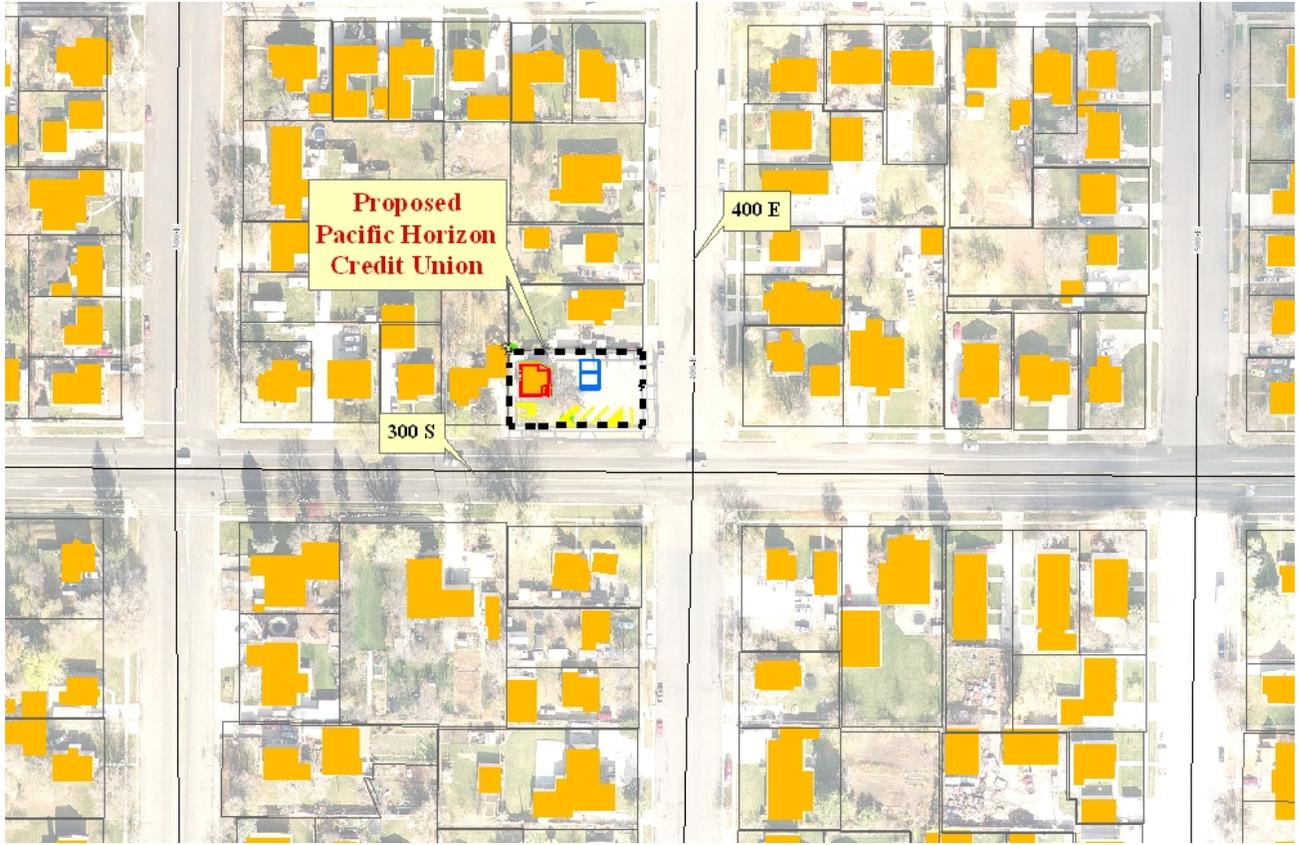
Staff recommends that the Planning Commission approve the proposed Conditional Use based on the following finding and subject to the following conditions:

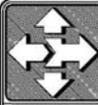
Finding

1. That the City's requirements for Conditional Uses have all been satisfied.

Conditions

1. That the applicant address any redlines before receiving a building permit.
2. That the applicant receive written permission from UDOT to relocate the access onto 300 South.
3. That the applicant provide the Planning Department a lighting plan for review and approval.





McNEIL ENGINEERING
CIVIL, L.C.

PACIFIC HORIZON CREDIT UNION
MIKE CUTLER

389 EAST 300 SOUTH
SPANISH FORK, UTAH

C1.01
4 of 10



SCALE: 1" = 10'

GENERAL NOTES:

ALL DIMENSIONS ARE TO THE FACE OF CURB, UNLESS OTHERWISE NOTED.

SEE ARCHITECT'S SITE PLAN FOR ADDITIONAL INFORMATION.

SEE LANDSCAPE PLAN FOR BRICKS AND PLANTING.

ALL WORK TO COMPLY WITH COUNTY AND STATE STANDARDS AND SPECIFICATIONS.

ALL IMPROVEMENTS MUST COMPLY WITH ALL CITY ORDINANCES AND REGULATIONS.

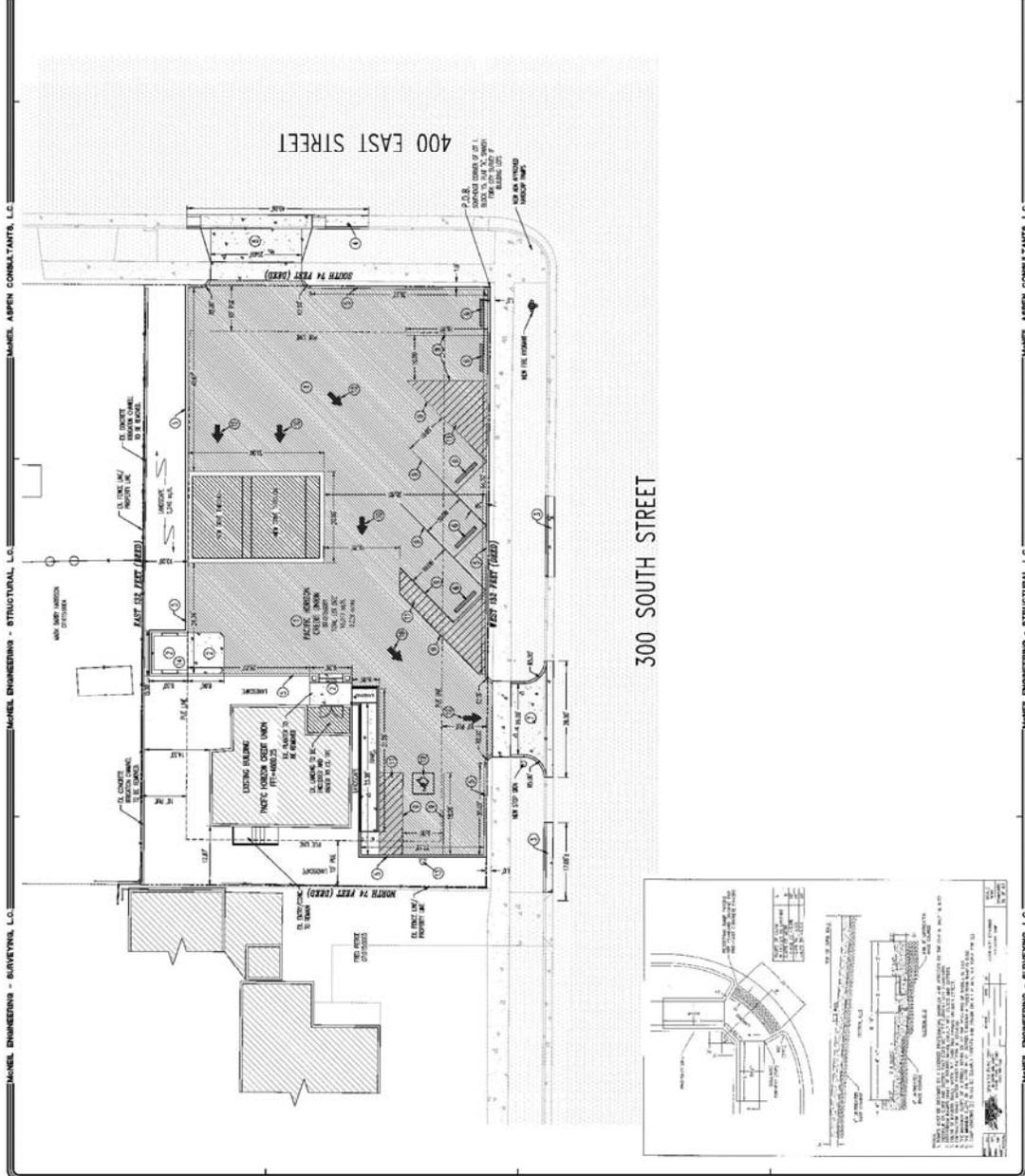
GENERAL NOTES:

CONTRACTOR SHALL CONDUCT THE FOLLOWING PER THE SPECIFICATIONS AND THE DETAILS NOTED AND AS NOTED ON THE DRAWINGS:

1. CONFORM WITH ALL CITY ORDINANCES AND REGULATIONS.
2. CONFORM WITH ALL CITY ORDINANCES AND REGULATIONS.
3. CONFORM WITH ALL CITY ORDINANCES AND REGULATIONS.
4. CONFORM WITH ALL CITY ORDINANCES AND REGULATIONS.
5. CONFORM WITH ALL CITY ORDINANCES AND REGULATIONS.
6. CONFORM WITH ALL CITY ORDINANCES AND REGULATIONS.
7. CONFORM WITH ALL CITY ORDINANCES AND REGULATIONS.
8. CONFORM WITH ALL CITY ORDINANCES AND REGULATIONS.
9. CONFORM WITH ALL CITY ORDINANCES AND REGULATIONS.
10. CONFORM WITH ALL CITY ORDINANCES AND REGULATIONS.

REVISIONS:

NO.	DATE	DESCRIPTION



McNEIL ENGINEERING CIVIL, L.C.
 REGISTERED PROFESSIONAL ENGINEERS
 LICENSE NO. 11-4847

PACIFIC HORIZON CREDIT UNION
 MIKE CUTLER
 388 EAST 300 SOUTH
 SPANISH FORK, UTAH

GRADING AND DRAINAGE PLAN
 SHEET 5 OF 10

C2.01

DATE: 11-28-17
 DRAWN BY: [REDACTED]
 CHECKED BY: [REDACTED]
 APPROVED BY: [REDACTED]

GENERAL NOTES:

1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE SOIL REPORT AND ALL OTHER INFORMATION PROVIDED TO THE CONTRACTOR. ALL MATERIALS SHALL BE TESTED AS REQUIRED AND APPROVED BY THE ENGINEER. ALL MATERIALS SHALL BE TESTED AND APPROVED BY THE ENGINEER. ALL MATERIALS SHALL BE TESTED AND APPROVED BY THE ENGINEER.

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE, AND FEDERAL AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE, AND FEDERAL AUTHORITIES.

3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE, AND FEDERAL AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE, AND FEDERAL AUTHORITIES.

4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE, AND FEDERAL AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE, AND FEDERAL AUTHORITIES.

5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE, AND FEDERAL AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE, AND FEDERAL AUTHORITIES.

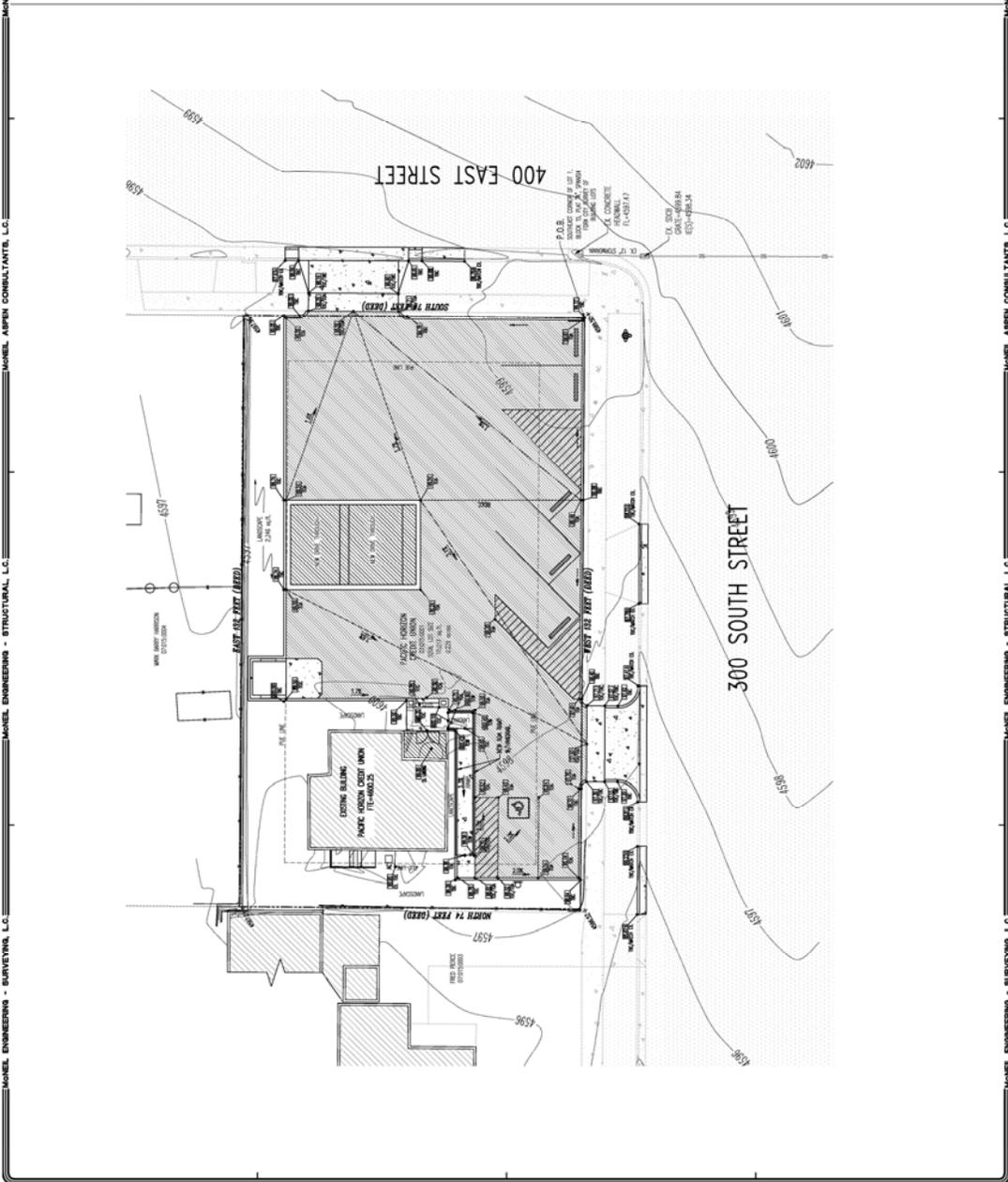
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE, AND FEDERAL AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE, AND FEDERAL AUTHORITIES.

7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE, AND FEDERAL AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE, AND FEDERAL AUTHORITIES.

8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE, AND FEDERAL AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE, AND FEDERAL AUTHORITIES.

9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE, AND FEDERAL AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE, AND FEDERAL AUTHORITIES.

10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE, AND FEDERAL AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE, AND FEDERAL AUTHORITIES.





MCNEIL ASPEN, L.C.
 PLANNING AND DESIGN CONSULTANTS
 4888 SOUTH 2000 WEST, SUITE 100, SPANISH FORK, UTAH 84403
 PHONE (435) 526-7000 FAX (435) 526-7001
 EMAIL: INFO@MCNEILASPEN.COM WWW.WEBPAGE.MCNEILASPEN.COM

PACIFIC HORIZON CREDIT UNION
 MIKE CUTLER
 399 EAST 300 SOUTH
 SPANISH FORK, UTAH

PLANTING PLAN
 L11.01
 DATE: JANUARY 2008

SPANISH FORK CITY REQUIREMENTS

CODE	REQUIRED	PROVIDED
1	30% MINIMUM OF TOTAL SITE TO BE LANDSCAPED	3,277 (80.07%)
2	1 (8' X 10' MINIMUM) STREET FRONTAGE	204' (8' X 14' TREES)
3	1 (8' X 10' MINIMUM) STREET	204' (8' X 14' TREES)
4	TOTAL NUMBER OF TREES PER BUTTERFLY PLANTER AREA	1 (8' X 10' MINIMUM)
5	TOTAL NUMBER OF TREES PER BUTTERFLY PLANTER AREA	1 (8' X 10' MINIMUM)
6	TOTAL NUMBER OF TREES PER BUTTERFLY PLANTER AREA	1 (8' X 10' MINIMUM)
7	TOTAL NUMBER OF TREES PER BUTTERFLY PLANTER AREA	1 (8' X 10' MINIMUM)
8	TOTAL NUMBER OF TREES PER BUTTERFLY PLANTER AREA	1 (8' X 10' MINIMUM)
9	TOTAL NUMBER OF TREES PER BUTTERFLY PLANTER AREA	1 (8' X 10' MINIMUM)
10	TOTAL NUMBER OF TREES PER BUTTERFLY PLANTER AREA	1 (8' X 10' MINIMUM)
11	TOTAL NUMBER OF TREES PER BUTTERFLY PLANTER AREA	1 (8' X 10' MINIMUM)
12	TOTAL NUMBER OF TREES PER BUTTERFLY PLANTER AREA	1 (8' X 10' MINIMUM)
13	TOTAL NUMBER OF TREES PER BUTTERFLY PLANTER AREA	1 (8' X 10' MINIMUM)
14	TOTAL NUMBER OF TREES PER BUTTERFLY PLANTER AREA	1 (8' X 10' MINIMUM)
15	TOTAL NUMBER OF TREES PER BUTTERFLY PLANTER AREA	1 (8' X 10' MINIMUM)
16	TOTAL NUMBER OF TREES PER BUTTERFLY PLANTER AREA	1 (8' X 10' MINIMUM)
17	TOTAL NUMBER OF TREES PER BUTTERFLY PLANTER AREA	1 (8' X 10' MINIMUM)
18	TOTAL NUMBER OF TREES PER BUTTERFLY PLANTER AREA	1 (8' X 10' MINIMUM)
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22	TOTAL NUMBER OF TREES PER BUTTERFLY PLANTER AREA	1 (8' X 10' MINIMUM)
23	TOTAL NUMBER OF TREES PER BUTTERFLY PLANTER AREA	1 (8' X 10' MINIMUM)
24	TOTAL NUMBER OF TREES PER BUTTERFLY PLANTER AREA	1 (8' X 10' MINIMUM)
25	TOTAL NUMBER OF TREES PER BUTTERFLY PLANTER AREA	1 (8' X 10' MINIMUM)
26	TOTAL NUMBER OF TREES PER BUTTERFLY PLANTER AREA	1 (8' X 10' MINIMUM)
27	TOTAL NUMBER OF TREES PER BUTTERFLY PLANTER AREA	1 (8' X 10' MINIMUM)
28	TOTAL NUMBER OF TREES PER BUTTERFLY PLANTER AREA	1 (8' X 10' MINIMUM)
29	TOTAL NUMBER OF TREES PER BUTTERFLY PLANTER AREA	1 (8' X 10' MINIMUM)
30	TOTAL NUMBER OF TREES PER BUTTERFLY PLANTER AREA	1 (8' X 10' MINIMUM)
31	TOTAL NUMBER OF TREES PER BUTTERFLY PLANTER AREA	1 (8' X 10' MINIMUM)
32	TOTAL NUMBER OF TREES PER BUTTERFLY PLANTER AREA	1 (8' X 10' MINIMUM)
33	TOTAL NUMBER OF TREES PER BUTTERFLY PLANTER AREA	1 (8' X 10' MINIMUM)
34	TOTAL NUMBER OF TREES PER BUTTERFLY PLANTER AREA	1 (8' X 10' MINIMUM)
35	TOTAL NUMBER OF TREES PER BUTTERFLY PLANTER AREA	1 (8' X 10' MINIMUM)
36	TOTAL NUMBER OF TREES PER BUTTERFLY PLANTER AREA	1 (8' X 10' MINIMUM)
37	TOTAL NUMBER OF TREES PER BUTTERFLY PLANTER AREA	1 (8' X 10' MINIMUM)
38	TOTAL NUMBER OF TREES PER BUTTERFLY PLANTER AREA	1 (8' X 10' MINIMUM)
39	TOTAL NUMBER OF TREES PER BUTTERFLY PLANTER AREA	1 (8' X 10' MINIMUM)
40	TOTAL NUMBER OF TREES PER BUTTERFLY PLANTER AREA	1 (8' X 10' MINIMUM)
41	TOTAL NUMBER OF TREES PER BUTTERFLY PLANTER AREA	1 (8' X 10' MINIMUM)
42	TOTAL NUMBER OF TREES PER BUTTERFLY PLANTER AREA	1 (8' X 10' MINIMUM)
43	TOTAL NUMBER OF TREES PER BUTTERFLY PLANTER AREA	1 (8' X 10' MINIMUM)
44	TOTAL NUMBER OF TREES PER BUTTERFLY PLANTER AREA	1 (8' X 10' MINIMUM)
45	TOTAL NUMBER OF TREES PER BUTTERFLY PLANTER AREA	1 (8' X 10' MINIMUM)
46	TOTAL NUMBER OF TREES PER BUTTERFLY PLANTER AREA	1 (8' X 10' MINIMUM)
47	TOTAL NUMBER OF TREES PER BUTTERFLY PLANTER AREA	1 (8' X 10' MINIMUM)
48	TOTAL NUMBER OF TREES PER BUTTERFLY PLANTER AREA	1 (8' X 10' MINIMUM)
49	TOTAL NUMBER OF TREES PER BUTTERFLY PLANTER AREA	1 (8' X 10' MINIMUM)
50	TOTAL NUMBER OF TREES PER BUTTERFLY PLANTER AREA	1 (8' X 10' MINIMUM)

*ALL TREES TO BE INSTALLED WITH AUTOMATIC IRRIGATION SYSTEM SEE SHEET L1.02

PLANTING LEGEND

SYMBOL	QUANTITY	COMMON NAME	SCIENTIFIC NAME	SIZE	NOTES
	1	COMMON NAME	SCIENTIFIC NAME	12" DBH	12" DBH
	1	COMMON NAME	SCIENTIFIC NAME	18" DBH	18" DBH
	1	COMMON NAME	SCIENTIFIC NAME	24" DBH	24" DBH
	1	COMMON NAME	SCIENTIFIC NAME	30" DBH	30" DBH
	1	COMMON NAME	SCIENTIFIC NAME	36" DBH	36" DBH
	1	COMMON NAME	SCIENTIFIC NAME	42" DBH	42" DBH
	1	COMMON NAME	SCIENTIFIC NAME	48" DBH	48" DBH
	1	COMMON NAME	SCIENTIFIC NAME	54" DBH	54" DBH
	1	COMMON NAME	SCIENTIFIC NAME	60" DBH	60" DBH
	1	COMMON NAME	SCIENTIFIC NAME	66" DBH	66" DBH
	1	COMMON NAME	SCIENTIFIC NAME	72" DBH	72" DBH
	1	COMMON NAME	SCIENTIFIC NAME	78" DBH	78" DBH
	1	COMMON NAME	SCIENTIFIC NAME	84" DBH	84" DBH
	1	COMMON NAME	SCIENTIFIC NAME	90" DBH	90" DBH
	1	COMMON NAME	SCIENTIFIC NAME	96" DBH	96" DBH
	1	COMMON NAME	SCIENTIFIC NAME	102" DBH	102" DBH
	1	COMMON NAME	SCIENTIFIC NAME	108" DBH	108" DBH
	1	COMMON NAME	SCIENTIFIC NAME	114" DBH	114" DBH
	1	COMMON NAME	SCIENTIFIC NAME	120" DBH	120" DBH
	1	COMMON NAME	SCIENTIFIC NAME	126" DBH	126" DBH
	1	COMMON NAME	SCIENTIFIC NAME	132" DBH	132" DBH
	1	COMMON NAME	SCIENTIFIC NAME	138" DBH	138" DBH
	1	COMMON NAME	SCIENTIFIC NAME	144" DBH	144" DBH
	1	COMMON NAME	SCIENTIFIC NAME	150" DBH	150" DBH
	1	COMMON NAME	SCIENTIFIC NAME	156" DBH	156" DBH
	1	COMMON NAME	SCIENTIFIC NAME	162" DBH	162" DBH
	1	COMMON NAME	SCIENTIFIC NAME	168" DBH	168" DBH
	1	COMMON NAME	SCIENTIFIC NAME	174" DBH	174" DBH
	1	COMMON NAME	SCIENTIFIC NAME	180" DBH	180" DBH
	1	COMMON NAME	SCIENTIFIC NAME	186" DBH	186" DBH
	1	COMMON NAME	SCIENTIFIC NAME	192" DBH	192" DBH
	1	COMMON NAME	SCIENTIFIC NAME	198" DBH	198" DBH
	1	COMMON NAME	SCIENTIFIC NAME	204" DBH	204" DBH
	1	COMMON NAME	SCIENTIFIC NAME	210" DBH	210" DBH
	1	COMMON NAME	SCIENTIFIC NAME	216" DBH	216" DBH
	1	COMMON NAME	SCIENTIFIC NAME	222" DBH	222" DBH
	1	COMMON NAME	SCIENTIFIC NAME	228" DBH	228" DBH
	1	COMMON NAME	SCIENTIFIC NAME	234" DBH	234" DBH
	1	COMMON NAME	SCIENTIFIC NAME	240" DBH	240" DBH
	1	COMMON NAME	SCIENTIFIC NAME	246" DBH	246" DBH
	1	COMMON NAME	SCIENTIFIC NAME	252" DBH	252" DBH
	1	COMMON NAME	SCIENTIFIC NAME	258" DBH	258" DBH
	1	COMMON NAME	SCIENTIFIC NAME	264" DBH	264" DBH
	1	COMMON NAME	SCIENTIFIC NAME	270" DBH	270" DBH
	1	COMMON NAME	SCIENTIFIC NAME	276" DBH	276" DBH
	1	COMMON NAME	SCIENTIFIC NAME	282" DBH	282" DBH
	1	COMMON NAME	SCIENTIFIC NAME	288" DBH	288" DBH
	1	COMMON NAME	SCIENTIFIC NAME	294" DBH	294" DBH
	1	COMMON NAME	SCIENTIFIC NAME	300" DBH	300" DBH
	1	COMMON NAME	SCIENTIFIC NAME	306" DBH	306" DBH
	1	COMMON NAME	SCIENTIFIC NAME	312" DBH	312" DBH
	1	COMMON NAME	SCIENTIFIC NAME	318" DBH	318" DBH
	1	COMMON NAME	SCIENTIFIC NAME	324" DBH	324" DBH
	1	COMMON NAME	SCIENTIFIC NAME	330" DBH	330" DBH
	1	COMMON NAME	SCIENTIFIC NAME	336" DBH	336" DBH
	1	COMMON NAME	SCIENTIFIC NAME	342" DBH	342" DBH
	1	COMMON NAME	SCIENTIFIC NAME	348" DBH	348" DBH
	1	COMMON NAME	SCIENTIFIC NAME	354" DBH	354" DBH
	1	COMMON NAME	SCIENTIFIC NAME	360" DBH	360" DBH
	1	COMMON NAME	SCIENTIFIC NAME	366" DBH	366" DBH
	1	COMMON NAME	SCIENTIFIC NAME	372" DBH	372" DBH
	1	COMMON NAME	SCIENTIFIC NAME	378" DBH	378" DBH
	1	COMMON NAME	SCIENTIFIC NAME	384" DBH	384" DBH
	1	COMMON NAME	SCIENTIFIC NAME	390" DBH	390" DBH
	1	COMMON NAME	SCIENTIFIC NAME	396" DBH	396" DBH
	1	COMMON NAME	SCIENTIFIC NAME	402" DBH	402" DBH
	1	COMMON NAME	SCIENTIFIC NAME	408" DBH	408" DBH
	1	COMMON NAME	SCIENTIFIC NAME	414" DBH	414" DBH
	1	COMMON NAME	SCIENTIFIC NAME	420" DBH	420" DBH
	1	COMMON NAME	SCIENTIFIC NAME	426" DBH	426" DBH
	1	COMMON NAME	SCIENTIFIC NAME	432" DBH	432" DBH
	1	COMMON NAME	SCIENTIFIC NAME	438" DBH	438" DBH
	1	COMMON NAME	SCIENTIFIC NAME	444" DBH	444" DBH
	1	COMMON NAME	SCIENTIFIC NAME	450" DBH	450" DBH
	1	COMMON NAME	SCIENTIFIC NAME	456" DBH	456" DBH
	1	COMMON NAME	SCIENTIFIC NAME	462" DBH	462" DBH
	1	COMMON NAME	SCIENTIFIC NAME	468" DBH	468" DBH
	1	COMMON NAME	SCIENTIFIC NAME	474" DBH	474" DBH
	1	COMMON NAME	SCIENTIFIC NAME	480" DBH	480" DBH
	1	COMMON NAME	SCIENTIFIC NAME	486" DBH	486" DBH
	1	COMMON NAME	SCIENTIFIC NAME	492" DBH	492" DBH
	1	COMMON NAME	SCIENTIFIC NAME	498" DBH	498" DBH
	1	COMMON NAME	SCIENTIFIC NAME	504" DBH	504" DBH
	1	COMMON NAME	SCIENTIFIC NAME	510" DBH	510" DBH
	1	COMMON NAME	SCIENTIFIC NAME	516" DBH	516" DBH
	1	COMMON NAME	SCIENTIFIC NAME	522" DBH	522" DBH
	1	COMMON NAME	SCIENTIFIC NAME	528" DBH	528" DBH
	1	COMMON NAME	SCIENTIFIC NAME	534" DBH	534" DBH
	1	COMMON NAME	SCIENTIFIC NAME	540" DBH	540" DBH
	1	COMMON NAME	SCIENTIFIC NAME	546" DBH	546" DBH
	1	COMMON NAME	SCIENTIFIC NAME	552" DBH	552" DBH
	1	COMMON NAME	SCIENTIFIC NAME	558" DBH	558" DBH
	1	COMMON NAME	SCIENTIFIC NAME	564" DBH	564" DBH
	1	COMMON NAME	SCIENTIFIC NAME	570" DBH	570" DBH
	1	COMMON NAME	SCIENTIFIC NAME	576" DBH	576" DBH
	1	COMMON NAME	SCIENTIFIC NAME	582" DBH	582" DBH
	1	COMMON NAME	SCIENTIFIC NAME	588" DBH	588" DBH
	1	COMMON NAME	SCIENTIFIC NAME	594" DBH	594" DBH
	1	COMMON NAME	SCIENTIFIC NAME	600" DBH	600" DBH
	1	COMMON NAME	SCIENTIFIC NAME	606" DBH	606" DBH

LANDSCAPE PLAN

Scale: 1" = 40'

North

Scale in Feet

PLANTING NOTES

1. FILL SOIL TO 10" DEPTH
2. FILL SOIL TO 10" DEPTH
3. FILL SOIL TO 10" DEPTH
4. FILL SOIL TO 10" DEPTH



REPORT TO THE PLANNING COMMISSION TITLE 15 AMENDMENTS

Agenda Date: February 6, 2008

Staff Contacts: Dave Anderson, Planning Director

Reviewed By: Development Review Committee

Request: The proposal involves amending Title 15 of the Municipal Code. The most significant aspect of the proposed changes involves updating submittal requirements for developments.

Zoning: not applicable

General Plan: not applicable

Project Size: not applicable

Number of lots: not applicable

Location: city wide

Background Discussion

The proposed changes involve updating Title 15 so as to outline by ordinance what the submittal requirements are for new developments. More particularly, the proposed changes are additions to requirements that already exist. The most significant additions include requirements for Traffic Studies, Wetland Delineations and Geotechnical Studies. Relative to these items, the proposed language does allow the City Engineer to waive the submittal requirement.

The other changes are, in staff's view, quite minor and in essence would simply bring the ordinance into conformity with the day to day practice of the City.

The proposed changes are provided below with the additions in bold red and deletions in strike-throughs, the page numbers precede the sections that are proposed to be modified:

15-13

15.3.08.050. Amendments to the Zoning Ordinance -- Text and Maps.

A. General:

Amendments to this Zoning Ordinance which change property from one zoning district to another, which modify ordinance text, or which amend or modify stipulations or conditions of approval shall be adopted in accordance with this section.

B. Application:

Applications shall be filed with the City Planner on a form provided by the City. The application form will require the applicant to provide certain documentation and information about the site, surrounding area, and proposed use that will help the **City** ~~DRC and Commission~~ properly evaluate the request. The specific information to be included with the application is described on the application form.

15-41

15.4.04.070. Form and Content of Preliminary Plats.

Each preliminary plat shall be accompanied by a

filing fee in the amount established by the City Council in the annual budget. Each preliminary plat of a subdivision shall contain the following information:

1. The proposed name of the subdivision;
2. The names and addresses of the Developer, the Civil Engineer of the subdivision, and other persons to whom notice of the hearing to be held by the Council should be sent;
3. The names of all adjacent subdivisions and property owners;
4. The location of the subdivision as a part of some larger subdivision or tract of land referred to in the records of the county recorder. In such case, a sketch of the prospective street system of the unplatted parts of the subdivider's land shall be submitted and the street system of the part submitted shall be considered in light of existing master street plans or other Commission street studies;
5. A tie to a section corner. All horizontal data shall be based on the 1927 North American Datum (NAD27) State Plane Coordinate System, Utah Central Zone, US Foot. Horizontal datum shall be clearly written on all plat drawings;
6. A contour map with vertical intervals not to exceed two feet. Contours shall be clearly labeled. All vertical data shall be based on the 1929 North American Vertical Datum (NAVD29). Vertical datum shall be written on plat; and
7. Show all existing and proposed streets, alleys, easements, watercourses, fence lines, utilities, buildings, public areas and any other important features within 200 feet of the tract to be subdivided;
8. A table including: total acreage of area proposed for development, total acreage in lots, total acreage in open space, percent of open space, total number of lots, density in lots per acre.
9. The date of preparation, a standard engineering scale of not more than 100 feet to the inch, a north arrow, and a vicinity map;
10. A stamp and signature of a Civil Engineer licensed in the state of Utah.

The following documents must accompany the preliminary plat:

1. Soils Report. The Developer must provide a detailed soils report addressing the following issues for the subdivision: hill stabilization, road design including CBR of existing soils, foundation design, groundwater impacts, and general soil stability.
2. Storm Water Plan. The Developer must provide a detailed storm water plan for the subdivision.

This plan shall include all calculations showing that it meets all the requirements of the Construction Standards.

3. Traffic Impact Study, unless waived by the City Engineer.

4. Wetland Delineation Study, unless waived by the City Engineer.

5. Geotechnical Report, unless waived by the City Engineer.

The soils report and storm water plan must be stamped and signed by a Civil Engineer licensed in the state of Utah. In addition to the above, an MPD subdivision packet shall include a project overview, plat drawings, product elevations, landscape plan, description and design of amenities, CC&R's, and soil reports. The description and design of amenities shall include detailed drawings and pictures of proposed playgrounds, open space, trails, streetscapes, architectural variety, fencing, and any other items deemed necessary by the City Planner.

15-42

15.4.04.080. Approval or Disapproval - Procedure.

Each plat submitted to the City shall be referred to the DRC, for review to insure conformity to the present ordinances and standards, and for adequacy and availability of public facilities. Prior to review with the DRC, the applicant must hold a meeting, inviting all property owners within 500 feet of the proposed project. The notice, names of those invited and those who attended, conceptual drawings, presentation, and minutes from the meeting must be submitted to the planner prior to the DRC meeting.

A. Approval of a preliminary subdivision plat shall not be granted until such time as the applicant has provided information, to the satisfaction of the city engineer, to establish that adequate public facilities exist in the areas affected by the development to accommodate the development.

B. The public facilities to which the preceding paragraph applies shall include the following:

1. The city culinary water system, including quantity, quality, treatment, storage capacity, transmission capacity, and distribution capacity;
2. The city sanitary sewer system, including treatment, overall capacity, outfall lines, laterals, and collector lines;
3. The city electric power system, including generation, transformation, transmission, and distribution;
4. The storm water system, including drainage

and flood control facilities;

5. Streets and roads, including arterial and collector roads, sidewalks, curb and gutter, and related transportation facilities;

6. City pressurized irrigation system, including transmission and distribution capacity.

C. The adequacy of public facilities shall be determined in accordance with the Spanish Fork City development standards, the various master plans and the comprehensive general plan of the city, and at the discretion of the city engineer. In the event that the city engineer determines that adequate public facilities are not available and will not be available by the time of final plat approval, so as to assure that adequate public services are available at the time of

occupancy, the following alternatives may be elected, at the discretion of the city council:

1. Allowing the developer to voluntarily construct those public facilities which are necessary to service the proposed development and provide adequate facilities as determined by the city engineer and by entering into an appropriate form of connector's or development agreement, which may include, as deemed appropriate by the city engineer, provisions for recoupment of any expenses incurred above and beyond those reasonably necessary for or related to the need created by or the benefit conferred upon the proposed development, and the method and conditions upon which recoupment is to be obtained. Any connectors agreement authorized by this paragraph must be requested within 30 days of the completion and acceptance by City of the improvements.

2. Requiring the timing, sequencing, and phasing of the proposed development consistent with the availability of adequate public facilities;

3. Deferring final plat approval and the issuance of building permits until all necessary public facilities are adequate and available; or

4. Denying plat approval and allowing the applicant to reapply when adequate public facilities are available.

D. If the plat is not in conformity with the Design and Development Standards or this title, the DRC shall refer it back to the subdivider or developer with a list of items necessary to bring the plat into compliance. If the plat is in conformity, it will be submitted to the Commission with suggestions and comments noted thereon. The Commission may table the matter to further study the issues presented. The Commission may recommend approval, rejection, or approval with conditions to the city council.

After considering the recommendation of the Commission, the Council may approve, reject, or grant approval upon the conditions stated. If approved, the city council shall express its approval with whatever conditions are attached. If any conditions are attached, the preliminary plat shall be amended to reflect such changes and an accurate preliminary plat shall be submitted to the City. Changes made in the preliminary plat by the DRC, Commission, or Council must be made before proceeding to the next step. One 24x36 inch copy, one 11x17 inch copy and a CAD file of the revised plat must be submitted to the **planning department** ~~engineering department~~.

15-43

15.4.04.100. Filing of Final Plats- When.

Within one (1) year after approval of the preliminary plat or within the time for which an extension to make such filing has been granted, the original tracing shall be submitted to the City, together with the following:

1. **Seven** ~~One~~ 24x36 inch copies of the final plat and construction drawings stapled and folded to a 9 x 12 inch size so the name of the subdivision and plat is visible, the final plat on top;

2. **Two** ~~One~~ 11x17 inch copies of the Final Plat and construction drawings;

Once accepted by the DRC, four 24x36 inch copies and one clearly legible 11x17 inch copy of the plat must be submitted to the engineering department. Two 24x36 inch copies will be retained by the City, the other two 24x36 inch copies will be signed and stamped by the City and returned to the Developer. The Developer must insure that a copy of the signed and approved construction plans is on site at all times during construction. Each final plat shall be accompanied by a filing fee established by the City Council in its annual budget, together with any impact, inspection, testing, connection, or other fees which are due before recording.

15-45

B. Staff Review.

A. An application provided by the city shall be filled out in completeness with all supporting documentation submitted to the **planning department** ~~city engineering department~~.

15-46

MM. Other data or plans or reports deemed necessary by the planning, public works, or fire and police departments.

Development Review Committee

The Development Review Committee reviewed this proposal on January 30 and recommended that it be approved.

Budgetary Impact

It is ultimately hope that these changes will ensure that the City is receiving adequate information at the time of submittal so as to ensure that new developments are adequately reviewed. Adequate reviews should help the City avoid situations that could result in problems that may prove to be costly for the City to address. With that said, no immediate budgetary impact is anticipated.

Alternatives

The Commission has considerable discretion relative to proposed ordinance amendments. In this case you may recommend that the proposed amendments be approved, denied or approved with modifications.

Staff Recommendation

Staff recommends that the Planning Commission recommend that the proposed Growth Boundary Amendment be approved.



REPORT TO THE PLANNING COMMISSION GROWTH BOUNDARY AMENDMENT

Agenda Date: February 6, 2008

Staff Contacts: Dave Anderson, Planning Director

Reviewed By: Development Review Committee

Request: Spanish Fork City is proposing to amend its Growth Boundary so as to include lands between the Mapleton and Spanish Fork City boundaries.

Zoning: not applicable

General Plan: Residential 2.5 to 3.5 and 1.5 to 2.5 Units Per Acre

Project Size: 809 acres

Number of lots: not applicable

Location: Approximately 400 North 2600 East

Background Discussion

Over the course of the past year and a half, staff, the Planning Commission and City Council have been discussing the need to amend the City's Growth Boundary. In short, the Commission and Council directed staff to amend the Growth Boundary so as to include lands between Spanish Fork and Mapleton, a portion of the River Bottoms and lands adjacent to the Benjamin interchange.

The proposal that is before the Commission tonight would amend the Growth Boundary to include several hundred acres on the northeast bench, which is the area between Spanish Fork and Mapleton's current City boundaries.

This proposal was on the Planning Commission's December agenda. At that time, the proposal was continued by the Commission.

Development Review Committee

The Development Review Committee reviewed this request in their October 17, 2007 meeting and recommended that it be approved. Minutes from that meeting read as follows:

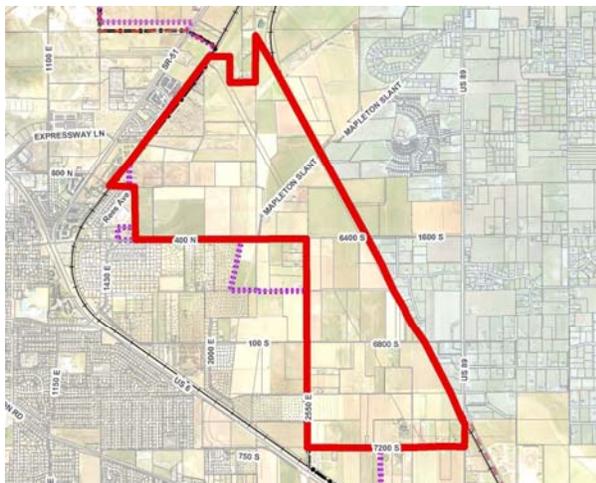
GROWTH BOUNDARY AMENDMENT

Mr. Anderson explained the need to amend the Growth Boundary so as to annex the properties that have applied for annexation and where the new proposed boundary would be. He explained that Richard Nielson had prepared reports regarding the utilities for each annexation.

Mr. Oyler explained that some other the annexations are essential in order to allow the others to occur.

Mr. Nielson explained where and what the Major Collector roads would be and that each of them would need to have a right-of-way dedicated with the annexation. He also said that some have trail facilities with them and explained the situations with the railroad crossings in the area.

Mr. Oyler feels Richard Nielson should get with the county to make sure they are aware of the safety



issues with regard to the railroad crossing at 6800 South.

Discussion was held regarding the Railroad and 2550 East and when the re-opening would take place. Mr. Oyler feels there needs to be a paper trail with the City, school district, and UDOT regarding the timeframe for the re-opening of 2550 East.

Discussion was held regarding 2550 East and Highway 89 as the City's belt way and the roads within the City that will connect to it.

Mr. Oyler asked about the current traffic overload on 400 North and if it could handle the traffic the new homes will create. Mr. Heap said that he was waiting for a report that was being prepared for 400 North and had not received the information.

Mr. Anderson asked about how we would be handling connector's agreements and impact fees. Discussion was held regarding hiring a firm for a long term transportation study on the City, dedication of streets and annexation. Mr. Nielson feels that the roads do need to be dedicated with the annexation approval.

Mr. Nielson explained where the culinary water stubs are and the required size of piping that would be needed for culinary water and pressurized irrigation. He said that all the pipe work is in on the north side of the railroad.

Discussion was held regarding the connector's agreement on the culinary water and pressurized irrigation to reimburse the School District.

Mr. Oyler feels that the connector's agreement needs to be addressed in the annexation agreement.

Mr. Nielson said that there needs to be a site for an additional well.

Discussion was held regarding what needs to be addressed on the annexation agreements. Mr. Anderson took notes.

Mr. Nielson explained where the sewer lines would need to run and the required pipe sizes. He explained that north of 400 North we need to know the alignment and the proper easements need to be in place as a condition of annexation.

Ms. Dewey feels that the easements should be a condition of development and not a condition of the annexation agreement. She feels they have been waiting long enough and if the easements are a condition of the annexation agreement it will set them further back.

Discussion was held regarding the arguments on a development agreement vs. annexation agreement and a sewer access route in Expressway Lane.

Mr. Nielson explained where the storm drains and on-site retention would need to go. Discussion was held regarding storm drainage and the acreage required.

Mr. Nielson explained that there is a lot of open irrigation in the area and the need to work with the owners to work out issues.

Mr. Peterson explained the power recommendations from the study that was performed. He said a sub-station in the 400 North area within a two year time frame was one of the recommendations and easements would need to be put in place now. Mr. Heap asked him to explain whether or not our current system could handle more capacity. Mr. Peterson explained our current capacity for the area. He said the Southern Utah Valley Service District buyout would have to happen to provide adequate power and the 2550 East power line may be put in by the school district. Discussion was also held about the location of a future substation, and impact fees.

Mr. Heap mentioned that the Parks and Recreation study will be ready next week in regards to the Parks and Trails Plan.

Mr. Anderson addressed zoning in the area, he believes that it is not wise to enact homogenous zoning throughout the City.

Mrs. Dewey asked the City's position of zoning their property R-1-12. Mr. Anderson said that personally it would he would not recommend it, but it is a better question for the Planning Commission and City Council.

Discussion was held regarding all annexation parties getting together and discussing options, donating property for tax purposes and credit for density, annexation agreement, general plan amendment, the City's General Plan and Master Plan Developments.

Mr. Anderson **moved** to **recommend** the amendment of the Growth Boundary to include properties from 750 South to the current Springville-Spanish Fork boundary, and the Rail Road tracks that is in the Policy Declaration based on the findings:

2. That with the report by the Engineering Department, utilities can be provided with upgrades that can be expected within a reasonable time.

Findings

1. That this is an area that the Planning Commission and City Council have directed staff to accommodate growth in.
2. That with the report by the Engineering Department, utilities can be provided with upgrades that can be expected within a reasonable time.

Mr. Nielson **seconded** and the motion **passed** all in favor.

Budgetary Impact

One of the most significant purposes of the Growth boundary is to limit the potential for leapfrog development that is costly for the City to serve. With that said, considerable thought has been given in the evaluation of different areas that could be most efficiently served by the City. This proposal includes the lands that, in staff's view, could be most efficiently served by the City. Therefore, no significant or unusual budgetary impact is anticipated.

Alternatives

As this is an element of the General Plan, the Commission has considerable discretion in recommending the approval or denial of the proposal. The Commission may also recommend that the proposal be modified and approved.

Staff Recommendation

Staff recommends that the Planning Commission recommend that the proposed Growth Boundary Amendment be approved based on the following findings:

1. That this is an area that the Planning Commission and City Council have directed staff to accommodate growth in.

