



**Planning Commission Agenda  
July 2, 2008**

**Planning  
Commissioners**

6:30 P.M. Agenda Meeting

Del Robins  
Chairman

7:00 P.M. 1. Preliminary Activities

Sherman Huff  
Vice Chairman

- a. Pledge of Allegiance
- b. Approval of Minutes: June 4, 2008

David Lewis

2. Presentation

David Stroud

**Transportation Master Plan**  
Horrocks Engineering

Shane Marshall

Michael Christianson

3. Public Hearings

a. **Farnsworth Zone Change**

Applicant: Chip Farnsworth  
General Plan: Residential 2.5 to 3.5 Units Per Acre  
Zoning: Rural Residential existing, R-1-9 requested  
Location: 1355 East Canyon

b. **ALA Zone Change**

Applicant: American Leadership Academy  
General Plan: Residential 1.5 to 2.5 Units Per Acre  
Zoning: Rural Residential existing, R-1-15 proposed  
Location: 1050 South Mill Road

c. **White General Plan Amendment**

Applicant: Dan and Claire White  
General Plan: Residential 5.5 to 8 Units Per Acre existing,  
General Commercial requested  
Zoning: R-1-6, General Commercial requested  
Location: 900 North 200 East

d. **Thomas Zone Change**

Applicant: Joe Thomas  
General Plan: General Commercial and Residential 9 to 12 Units  
Per Acre  
Zoning: R-1-6 and R-3 existing, Commercial 2 requested  
Location: 950 North 200 East

e. **Esplin Industrial Park**

Applicant: Reed Esplin  
General Plan: Light Industrial  
Zoning: Industrial 1  
Location: 900 East 1950 North

4. Staff Reports

a. **Old Mill Estates**

Applicant: CW Management  
General Plan: Residential 1.5 to 2.5 Units Per Acre  
Zoning: R-1-15  
Location: 1500 South Mill Road

b. **700 West Annexation**

Applicant: Spanish Fork City  
General Plan: Light Industrial  
Zoning: Industrial 1  
Location: approximately 1500 North 700 West

5. Other Discussion

a. **Discussion on Planning Commission work program**

**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.

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**Draft Minutes**  
**Spanish Fork City Planning Commission Meeting**  
**June 4, 2008**

**Commission Members Present:** Dave Lewis, David Stroud, Michael Christianson, Sherman Huff.

**Staff Present:** Dave Anderson, Planning Director; Richard Nielson, Public Works Assistant Director; Shelley Hendrickson, Planning Secretary; Christine Johnson, Assistant City Attorney.

**Citizens Present:** Brenda McCarron, Khayyam Jones, John Hardy, Ryan Holman, M. Harrison, Humi Eddington, Lindsay Wolsey.

**CALL TO ORDER**

Commissioner Huff called the meeting to order at 7:00 p.m. He said that he would be conducting and excused Chairman Robins, Commissioner Marshall, and Commissioner Christianson.

**PRELIMINARY ACTIVITIES**

**Pledge**

Chairman Stroud led the pledge of allegiance.

**Adoption of Minutes: May 7, 2008**

Commissioner Stroud **moved** to **approve** the minutes of May 7, 2008. Commissioner Lewis **seconded** and the motion **passed** all in favor.

Commissioner Lewis **moved** to **open** into public hearing at 7:01 p.m. Commissioner Stroud **seconded** and the motion **passed** all in favor.

Mr. Anderson explained that a notice had been mailed out regarding a public hearing for a conditional use permit for Helaman Academy but that the applicant asked for the proposal to be removed from the agenda.

44 **PUBLIC HEARINGS**

45

46 **Spanish Trails Plat C Amended Preliminary Plat**

47 Applicant: Highland Homes

48 General Plan: Residential 5.5 to 8 Units Per Acre

49 Zoning: R-1-8

50 Location: 500 South Spanish Trails Boulevard

51

52 Mr. Anderson gave background on the development and explained that the amendments to  
53 the plat were to create a lot to accommodate the potential use of a meeting house for the  
54 LDS Church and the widening of the collector class street to meet the City's requirements.

55

56 Discussion was held regarding the Spanish Fork Trail Master Plan, whether or not there  
57 would be any access to the ball fields, the retention basin, and what plats had been  
58 approved versus recorded.

59

60 Commissioner Huff invited public comment.

61

62 Humi Eddington

63 Ms. Eddington expressed her concerns regarding traffic, parking, and access. She said  
64 she feels there is not enough ingress and egress.

65

66 Mr. Anderson explained that the applicant was entitled to build what had been presented  
67 and that the City could not change anything with regard to the other Spanish Trails plats.  
68 He further explained that access had not changed.

69

70 Brenda McCarron

71 Ms. McCarron asked for clarification on the proposal and if the big lot that was being  
72 created was indeed for a LDS Church. Mr. Anderson concurred. Ms. McCarron then asked  
73 for clarification on the retention basin. She felt it was to be a private park but that it was  
74 recorded as being deeded to the City.

75

76 Gordon Jones

77 Mr. Jones said he had not seen the plat but thought that it was recorded as being private.

78 Mr. Jones said that if the city wants it to be private he will amend the plat to reflect that.

79

80 Ms. McCarron explained the history of Spanish Trails and the reason for the crash gate on  
81 Spanish Trails Boulevard.

82

83 Discussion was held regarding public safety with regard to the crash gate on Spanish Trails  
84 Boulevard.

85

86 Judd Hunter

87 Mr. Hunter asked for clarification on where the crash gate would be and if any other crash  
88 gates would or could be built.

89  
90 Ms Eddington expressed she felt there were state rules regarding access and did not feel  
91 they were being met.

92  
93 Commissioner Huff explained that the City would not allow a proposal to be approved  
94 without following the State and City standards regarding access.

95  
96 Commissioner Lewis disclosed that he had a conflict but that it did not reclude him from  
97 being able to vote.

98  
99 Commissioner Huff **moved** to recommend to the City Council that the Preliminary Plat  
100 Amendment be **approved** subject to the following conditions:

101  
102 **Conditions**

- 103  
104 1. That the applicant meets all conditions of the original approval.  
105 2. That all improvements be installed according to City standards.

106  
107 Commissioner Lewis **seconded** and the motion **passed** all in favor.

108  
109 **Revoir Zone Change**  
110 Applicant: Shane and Nicole Revoir  
111 General Plan: Residential 2.5 to 3.5 Units Per Acre  
112 Zoning: Rural Residential existing, R-1-9 proposed  
113 Location: 2870 East Canyon Road

114  
115 Mr. Anderson explained the proposal.

116  
117 Commissioner Lewis asked for clarification on whether or not they could create more than  
118 one subdivision.

119  
120 Mr. Anderson said they would be entitled to create as many lots as they could as long as it  
121 met the R-1-9 zoning standards.

122  
123 Commissioner Huff invited public comment.

124  
125 Deann Brown  
126 Ms. Brown was concerned with how many units can fit onto the property and would not like  
127 more than one more. She said that the nuisance strip ought to be included with the lot  
128 because of maintenance issues. She felt the only time the nuisance strip was cleaned up

129 was when she did it. She then expressed that 1350 South was more of a collector class  
130 road and needed to be fully plowed.

131

132 Mr. Nielson said he would let his snow plow drivers know that.

133

134 The real estate agent representing the Revoirs explained that the Revoir's intentions were  
135 to create only one lot, that they did not own the nuisance parcel and it was as much a  
136 nuisance to them as adjacent property owners and that they were trying to purchase the  
137 nuisance strip.

138

139 John Hardy

140 Mr. Hardy asked if duplexes or twin homes would be an allowed use. Mr. Anderson said  
141 they were not allowed in the R-1-9 zone.

142

143 Commissioner Stroud **moved** to **close** public hearing at 7:39 p.m. Commissioner Lewis  
144 **seconded** and the motion **passed** all in favor by a roll call vote.

145

146 Mr. Anderson explained how the city deals with nuisance property and who pays for the  
147 clean up.

148

149 Commissioner Lewis **moved** to recommend to the City Council **approval** of the Revoir  
150 Zone Change based on the following findings and subject to the following condition:

151

#### 152 Findings

153

- 154 1. That the proposed change is consistent with the General Plan.
- 155 2. That R-1-9 zoning is consistent with the surrounding zoning of the surrounding  
156 properties.

157

#### 158 Condition

159

- 160 1. That the nuisance strip be addressed and resolved.

161

162 Discussion was held regarding the nuisance strip.

163

164 Commissioner Stroud **seconded** and the motion **passed** all in favor by a roll call vote.

165

166

### 167 STAFF REPORTS

168

#### 169 Academy Park Plat A Amended Preliminary Plat

170 Applicant: Western States Construction

171 General Plan: Residential 2.5 to 3.5 Units Per Acre

172 Zoning: R-1-12  
173 Location: 920 South Del Monte Road

174  
175 Mr. Anderson gave background and explained the proposal.

176  
177 Commissioner Lewis asked about ingress and egress.

178  
179 Commissioner Huff explained that it was his understanding that the LDS Church  
180 would be used for Seminary purposes by the Charter School and asked where the  
181 access to the site from the Charter School would be.

182  
183 Discussion was held regarding access from the proposed church site to the Charter  
184 School and that it would be discussed during the Site plan review when it is  
185 submitted.

186  
187 Commissioner Stroud **moved** to recommend that the Academy Park Plat A  
188 Preliminary Plat Amendment be **approved** subject to the following conditions:

189  
190 **Conditions**

- 191  
192 1. That the applicant meets all conditions of the original approval.  
193 2. That all improvements be installed according to City standards.  
194 3. That the site plan approval address foot traffic from the Charter School to the  
195 Church site.

196  
197 Commissioner Lewis **seconded** and the motion **passed** all in favor by a roll call  
198 vote.

199  
200 **Holman Subdivision Waiver**

201 Applicant: Ryan Holman  
202 General Plan: Residential 4.5 to 5.5 Units Per Acre  
203 Zoning: R-1-6  
204 Location: 134 East 300 North

205  
206 Mr. Anderson explained that staff were striving to ensure the creation of appropriate  
207 easements to provide access to public utilities regarding Subdivision Waivers. He  
208 then explained the proposal.

209  
210 Discussion was held regarding setbacks.

211

212 Commissioner Huff **moved** to **approve** the proposed Holman Subdivision Waiver  
213 subject to the following conditions:

214

215 **Conditions**

216

- 217 1. That the applicant dedicates the required public utility easements before the  
218 City issues a building permit.
- 219 2. That the applicant makes the necessary power changes in accordance with  
220 the City's standards.
- 221 3. Meet the City's construction and development standards.

222

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

225

226 **KJ Subdivision**

227 Applicant: Kamp Jones Investments

228 General Plan: Residential 4.5 to 5.5 Units Per Acre

229 Zoning: R-1-6

230 Location: 236 West 800 North

231

232 Mr. Anderson explained the proposal.

233

234 Commissioner Huff expressed concern regarding driveways being back to back and  
235 that it is creating problems for neighbors and hopes the council addresses it.

236

237 Commissioner Stroud **moved** to **approve** the KJ Subdivision Waiver subject to the  
238 following conditions:

239

240 **Conditions**

241

- 242 1. That the applicant dedicates the required public utility easements before the  
243 City issues a building permit.
- 244 2. That the applicant makes the necessary power changes in accordance with  
245 the City's Standards.

246

247 Commissioner Huff **seconded** and the motion **passed** all in favor by a roll call vote.

248

249 **Geslison Estates**

250 Applicant: Jerry Pidcock

251 General Plan: Residential 4.5 to 5.5 Units Per Acre

252 Zoning: R-1-6  
253 Location: 66 North 300 East

254  
255 Mr. Anderson explained the proposal, the power issues, and City staff's conditions of  
256 approval.

257  
258 Commissioner Huff asked if the City was aware that the structure on the site was to  
259 be demolished.

260  
261 Mr. Anderson said staff was aware of the demolition. Mr. Nielson said that a permit  
262 had been applied for. Mr. Anderson then explained that this proposal was vested  
263 before the moratorium.

264  
265 Commissioner Stroud **moved** to **approve** the Geslison Subdivision Waiver subject to  
266 the following conditions:

267  
268 **Conditions**

- 269
- 270 1. That the applicant dedicates the required public utility easements before the  
271 City issues a building permit.
  - 272 2. That the applicant makes the necessary power changes in accordance with  
273 the City's Standards.

274  
275 Commissioner Lewis **seconded** and the motion **passed** all in favor by a roll call  
276 vote.

277  
278 **Spanish Fork Manors**  
279 Applicant: Tracy Peterson Homes  
280 General Plan: Residential 5.5 to 8 Units Per Acre  
281 Zoning: R-1-6  
282 Location: 13 South 475 West

283  
284 Mr. Anderson explained the proposal and that he did not feel it would negatively  
285 impact the neighborhood.

286  
287 Commissioner Huff asked if there was any off-street parking. Mr. Nielson said that  
288 they did have off-street parking.

289  
290 Commissioner Lewis **moved** to **approve** the Spanish Fork Manor Subdivision  
291 Waiver subject to the following condition:

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**Condition**

- 1. That the building meets the building code requirements for twin homes.

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

**Other Discussion**

Mr. Anderson passed out materials from meetings that had taken place. He explained the current status of the Northeast Bench annexation, gave a brief summary about the joint meeting with the city council on the proposed plan to redesign the Ensign-Bickford property, and said that building permits had slowed down but in talking to other cities we are keeping a better pace than some of our neighbors.

Discussion was held regarding property at 3450 East and North of Highway 6 for a park, in-fill development, Merrill Bingham’s proposal, North Park and improvements to 10<sup>th</sup> North, North Park wetland issues, and the windmills.

**Adjournment**

Chairman Huff moved to **adjourn**. Commissioner Lewis **seconded** and the motion **passed** all in favor at 8:30 p.m.

**Adopted:**

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Shelley Hendrickson, Planning Secretary



# REPORT TO THE PLANNING COMMISSION FARNSWORTH ZONE CHANGE

**Agenda Date:** July 2, 2008

**Staff Contacts:** Dave Anderson, Planning Director

**Reviewed By:** Development Review Committee

**Request:** The applicant is requesting that the zoning of two parcels comprising 1.6 acres be changed from Rural Residential to R-1-9.

**Zoning:** Rural Residential existing, R-1-9 requested

**General Plan:** Residential 2.5 to 3.5 Units Per Acre

**Project Size:** 1.6 Acres

**Number of lots:** N/A

**Location:** 1355 East Canyon

## Background Discussion

The subject property is currently zoned Rural Residential. The applicant has requested that the zoning be changed to R-1-9. There is a single-family dwelling on one of two involved parcels, the other parcel is vacant.

The proposed zoning is consistent with the General Plan.

## Development Review Committee

The Development Review Committee reviewed this request in their June 25 meeting and recommended that it be approved. Draft minutes from the DRC meeting read as follows:

### Farnsworth Zone Change

Applicant: Chip Farnsworth  
 General Plan: Residential 2.5 to 3.5 Units Per Acre  
 Zoning: Rural Residential existing, R-1-9 requested  
 Location: 1355 East Canyon

Mr. Anderson explained the proposal and its location.

Discussion was held regarding the structures on the property.

Mr. Baker **moved to approve** the Farnsworth Zone Change located at 1355 East Canyon to R-1-9 based on the following finding:

### Finding

1. That the zone is consistent with the General Plan.

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

### Budgetary Impact

There is no anticipated budgetary impact with the proposed Zone Change.



## **Recommendation**

Staff recommends that the Planning Commission recommend that the Farnsworth Zone Change be approved based on the following findings:

1. That the proposed change is consistent with the General Plan.
2. That R-1-9 zoning is consistent with the surrounding zoning of the property to the north.





# REPORT TO THE PLANNING COMMISSION ALA ZONE CHANGE

**Agenda Date:** July 2, 2008

**Staff Contacts:** Dave Anderson, Planning Director

**Reviewed By:** Development Review Committee

**Request:** The applicant is requesting that the zoning of a 19.89-acre parcel be changed from R-1-30 to R-1-12.

**Zoning:** R-1-30 existing, R-1-12 requested

**General Plan:** Residential 1 Unit Per 5+ Acres or 1.5 to 2.5 Units Per Acre

**Project Size:** 19.89 Acres

**Number of lots:** N/A

**Location:** 898 West 1100 South

## Background Discussion

The subject property is currently zoned R-1-30. The applicants have requested that the zoning be changed to R-1-12. At present, there is a school on the 19.89-acre parcel.

The proposed zoning is consistent with the General Plan.

## Development Review Committee

The Development Review Committee reviewed this request in their June 25 meeting and recommended that it be approved. Draft minutes from the DRC meeting read as follows:

### ALA Zone Change

Applicant: American Leadership Academy  
 General Plan: Residential 1.5 to 2.5 Units Per Acre  
 Zoning: Rural Residential existing, R-1-12 proposed  
 Location: 1050 South Mill Road

Mr. Anderson explained the reason for the zone change request was to build some type of a structure west of the athletic field.

Discussion was held regarding adding classrooms above the bleachers. The need for the Zone Change was to meet setback standards.

Mr. Baker **moved** to recommend **approval** of the ALA Zone Change located at 1050 South Mill Road to R-1-12 based on the following finding:

### Finding

1. That the zone change is consistent with the General Plan.

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

### Budgetary Impact

There is no anticipated budgetary impact with the proposed Zone Change.



## **Recommendation**

Staff recommends that the Planning Commission recommend that the ALA Zone Change be approved based on the following findings:

1. That the proposed change is consistent with the General Plan.
2. That R-1-12 zoning is consistent with the surrounding zoning of the property to the north.







# REPORT TO THE PLANNING COMMISSION WHITE GENERAL PLAN AMENDMENT

**Agenda Date:** July 2, 2008

**Staff Contacts:** Dave Anderson, Planning Director

**Reviewed By:** Development Review Committee

**Request:** The applicants, Claire and Dan White, are representing a group of three property owners who are requesting that the General Plan of those three properties be changed From Residential 5.5 to 8 units per acre to Residential 5.5 to 8 units per acre/General Commercial.

**Zoning:** R-1-6

**General Plan:** Residential 5.5 to 8 Units Per Acre existing, Residential 5.5 to 8 Units Per Acre/General Commercial requested

**Project Size:** Approximately 1.2 Acres

**Number of lots:** 3

**Location:** 900 North 200 East

## Background Discussion

Claire and Dan White have submitted an application on behalf of three property owners who own homes on the north side of 900 North between 200 East and 300 East.

The impetus for this proposed General Plan Amendment is the proposed Thomas Zone Change that involves the property immediately north of the proposed amendment.

Given the fact that the property immediately north is planned for commercial development and that the property to the west is nonresidential, it seems reasonable that this property be included with the Thomas Zone Change.

However, before the zoning of the subject properties can be changed to Commercial 2, this proposed General Plan Amendment needs to be approved.

## Development Review Committee

The Development Review Committee reviewed this request in their June 25 meeting and recommended that it be approved. Draft minutes from that meeting read as follows:

### White General Plan Amendment

Applicant: Dan and Claire White  
General Plan: Residential 5.5 to 8 Units Per Acre existing, General Commercial requested  
Zoning: R-1-6 and R-3 existing, Commercial 2 requested  
Location: 900 North 200 East

Mr. Anderson explained the proposal and its location.

Discussion was held regarding timing and other commercial uses along 1000 north.

Mr. Baker said he felt that we should be going slowly where it is adjacent to residential uses and does not feel this is the right time.



Discussion was held regarding the current general plan designations and what to assign this proposal.

Mr. Banks **moved** to recommend **approval** of the White General Plan Amendment located at 900 North 200 East based on the following findings:

### **Findings**

1. That this proposal is at the request of the property owners.
2. That the change is consistent with the property to the north.

### **Budgetary Impact**

There is no immediate budgetary impact anticipated with the proposed General Plan amendment.

### **Recommendation**

Staff recommends that the Planning Commission recommend that the White General Plan Amendment be approved based on the following finding:

1. That the proposed change is consistent with the proposed Zone Change to the north.







# REPORT TO THE PLANNING COMMISSION THOMAS ZONE CHANGE

**Agenda Date:** July 2, 2008

**Staff Contacts:** Dave Anderson, Planning Director

**Reviewed By:** Development Review Committee

**Request:** The applicant, Joe Thomas, is requesting that the zoning of several parcels be changed from R-3 to C-2.

**Zoning:** R-3 and R-1-6 existing, Commercial 2 requested

**General Plan:** Residential 9 to 12 Units Per Acre or General Commercial

**Project Size:** Approximately 3.6 Acres

**Number of lots:** N/A

**Location:** 950 North 200 East

## Background Discussion

The subject property is currently zoned R-3 and R-1-6. The applicants have requested that the zoning be changed to Commercial 2. At present, there is a mobile home park and three single-family dwellings on the 3.6-acre site.

The proposed zoning is consistent with the General Plan with the exception of the 3 single-family homes that front onto 900 North. Those homes presently do not have a commercial designation on the General Plan. However, the owner's of those homes have petitioned the City to have the General Plan changed so as to conform to this Zone Change request. That request, the White General Plan Amendment, will be presented for the Commission's review in this meeting.

## Development Review Committee

The Development Review Committee reviewed this request in their June 25 meeting and recommended that it be approved.

## Budgetary Impact

There is no immediate budgetary impact anticipated with the proposed Zone Change.

## Recommendation

Staff recommends that the Planning Commission recommend that the Thomas Zone Change be approved based on the following finding:

1. That the proposed change is consistent with the General Plan, provided that the White General Plan Amendment is approved.









# REPORT TO THE PLANNING COMMISSION ESPLIN INDUSTRIAL PARK PRELIMINARY PLAT AMENDMENT

**Agenda Date:** July 2, 2008

**Staff Contacts:** Dave Anderson, Planning Director

**Reviewed By:** Development Review Committee

**Request:** The applicant, Reed Esplin, is requesting Amended Preliminary Plat approval for an 8-lot industrial subdivision.

**Zoning:** Industrial-1

**General Plan:** Light Industrial

**Project Size:** 16.62 Acres

**Number of lots:** 8

**Location:** 1950 North 900 East

## Background Discussion

In 2007, a Preliminary Plat was approved for the subject property. Since that original approval, the applicant has modified his plan for the development of the property and has worked with the Corps of Engineers to delineate wetlands within the proposed plat.

The most significant modification to the plat involves the inclusion of a cul-de-sac that will provide access to lots within the development. Also, wetlands have been identified within the area included in the proposed Preliminary Plat. As presented, the proposed plat meets the City's requirements for subdivisions in the Industrial 1 zone.

It appears as though the wetlands will require mitigation as they are located within the City's preferred alignment for 1100 East. On that note, there will need to be some level of cooperation between the City and the applicant as both parties work with the Corps of Engineers to resolve this issue. Given that no wetlands are located within the first phase of the development, there is an opportunity to address the wetland issue while the applicant proceeds with the first phase of the project.

Also relative to 1100 East, that roadway has been planned as a five lane facility. As such, staff is recommending that the developer be reimbursed for dedicating right-of-way for the portion of 1100 East that exceeds the minimum size needed for their development. A development agreement is being prepared to address this issue and it's anticipated that the agreement will be presented to the City Council with this plat.

## Development Review Committee

### Esplin Industrial Park

Applicant: Reed Esplin  
 General Plan: Light Industrial  
 Zoning: Industrial 1  
 Location: 1500 South Mill Road

Mr. Anderson said a preliminary plat was approved last year and this is an amendment. He said we



do know of some wetland issue but relative to what Mr. Esplin would like to do for his first phase the wetlands will not be an issue.

3. That a development agreement be executed to provide for the dedication and construction requirements of 1100 East.

Discussion was held regarding the retention basin.

Mr. Nielson feels that because 1100 East is proposed to be a 5 lane road he feels Mr. Esplin should be compensated for the additional right-of-way width.

Mr. Baker **moved** to recommend **approval** of the amended Preliminary Plat for Esplin Industrial Park at 900 East 1950 North subject to the following conditions:

### **Conditions**

1. That the applicant meet all of the conditions of the previous approval.
2. That before any building occurs on areas impacted by wetlands that the wetlands be resolved.
3. That a development agreement be executed to provide for the dedication requirements of 1100 East.

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

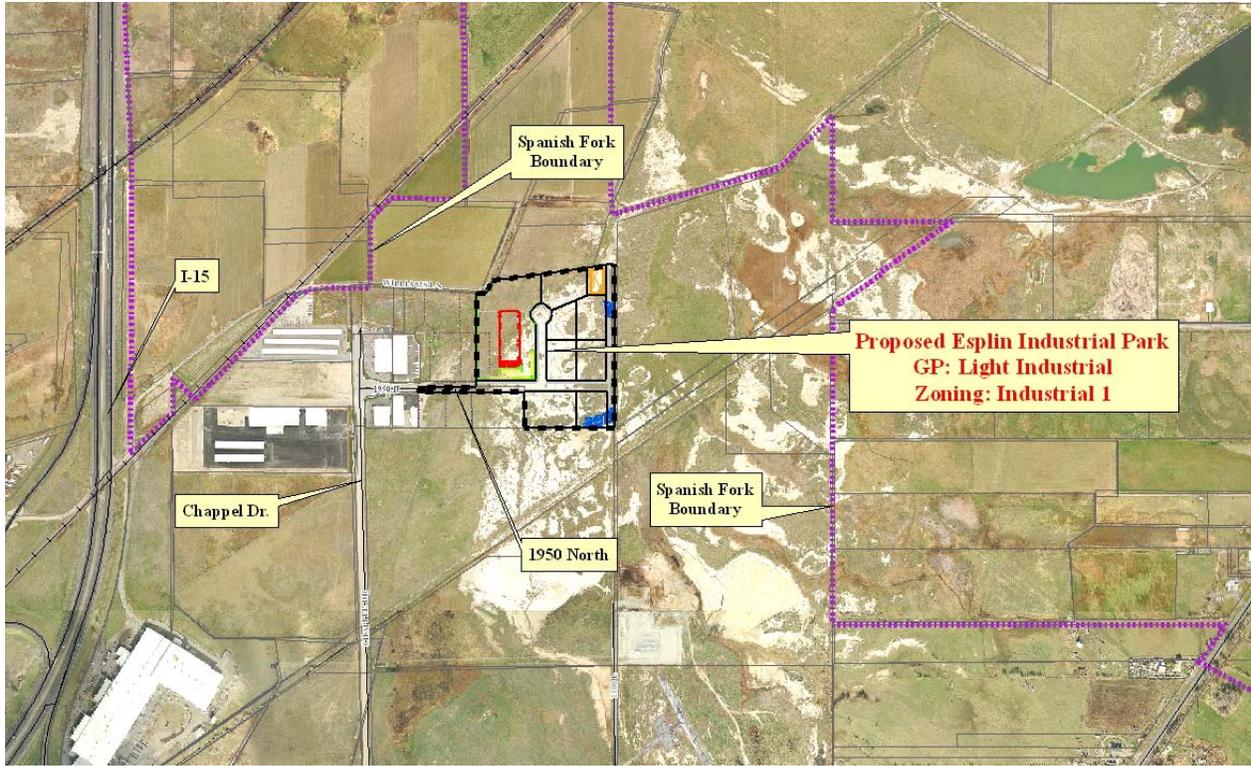
### **Budgetary Impact**

Industrial development should generate more revenue than expenses and should, therefore, provide some windfall for the City. Even so, development of this part of the City will eventually require the construction of significant roadways and perhaps upgrades to the power system which will likely be sizable expenses for the City.

### **Recommendation**

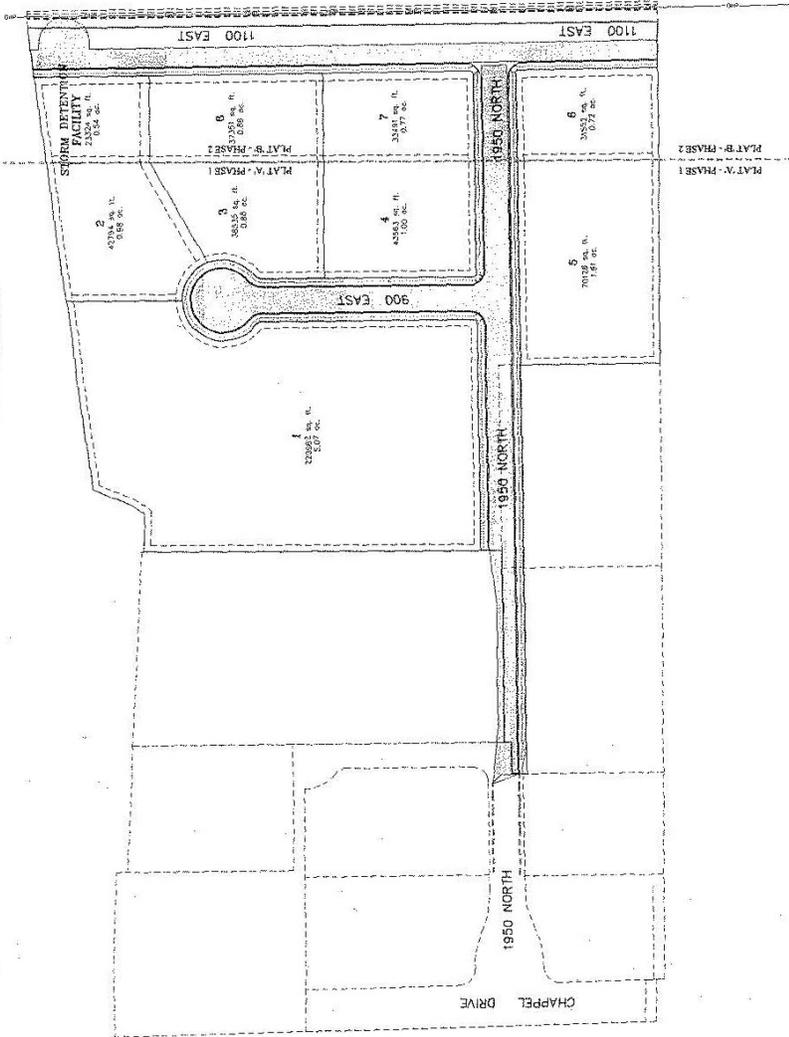
Staff recommends that the Planning Commission recommend that the proposed Preliminary Plat for the Esplin Industrial Park be approved subject to the following conditions:

1. That the applicant meet all of the conditions of the previous approval.
2. That the wetland issue be resolved before phase two of the development is approved.

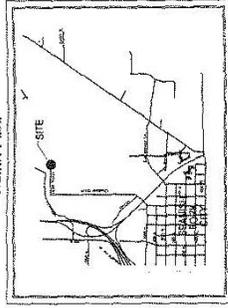


# -ESPLIN INDUSTRIAL PARK-

AN INDUSTRIAL PARK DEVELOPMENT  
 LOCATED IN THE WESTERN PART OF SECTION 1,  
 TOWNSHIP 3 SOUTH, RANGE 3 EAST,  
 SALT LAKE BASE & MERIDIAN



VICINITY MAP



**PROJECT DEVELOPER**  
 CHRYSLER FINANCIAL GROUP  
 300 NORTH WASHINGTON  
 SALT LAKE CITY, UT 84103  
 PH: 801.424.7777

**PROJECT REVIEWER**  
 MURRAY JENSEN  
 MURRAY JENSEN & ASSOCIATES  
 100 SOUTH WASHINGTON  
 SALT LAKE CITY, UT 84103  
 PH: 801.424.7777

**PROJECT ENGINEER**  
 JOHN STELLINGSMA  
 MURRAY JENSEN & ASSOCIATES  
 100 SOUTH WASHINGTON  
 SALT LAKE CITY, UT 84103  
 PH: 801.424.7777

**INDEX TO SHEETS:**

- CS-01 COVER SHEET & GENERAL CONSTRUCTION NOTES
- PL-01 FINAL PLAT - PLAT 'A'
- UP-01 UTILITY PLANS
- PP-01 PLANS & PROFILE SHEETS
- PP-01 TO DT-01 PHYSICAL DETAILS



**REBECCL DATA**

EDWARD M. REBECCL  
 1940 E. 800 N. 4000 FT  
 OREGON, UTAH 84097  
 (801) 602-8992

JOB NO.  
 CS-01-010  
 SHEET NO.  
 CS-01

COVER SHEET & NOTES  
 SPANISH FORK, UTAH

ESPLIN  
 INDUSTRIAL PARK

1940 E. 800 N. 4000 FT  
 OREGON, UTAH 84097  
 (801) 602-8992

**Northern**  
 ENGINEERING INC  
 ENGINEERING - SURVEYING  
 100 SOUTH WASHINGTON  
 SALT LAKE CITY, UTAH 84103



NO.	DATE	DESCRIPTION
1	10/15/00	ISSUED FOR PERMITS
2	11/15/00	ISSUED FOR PERMITS
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# REPORT TO THE PLANNING COMMISSION OLD MILL ESTATES PRELIMINARY PLAT AMENDMENT

## Background Discussion

**Agenda Date:** July 2, 2008

**Staff Contacts:** Dave Anderson, Planning Director

**Reviewed By:** Development Review Committee

**Request:** The applicant, CW Management Corp, is requesting approval for an Amended Preliminary Plat for a residential subdivision.

**Zoning:** R-1-15

**General Plan:** Residential 1.5 to 2.5 Units Per Acre

**Project Size:** 29.51 acres

**Number of lots:** 57

**Location:** Approximately 1503 South Mill Road

The applicant, CW Management, is requesting Preliminary Plat approval for a 57-lot residential subdivision that would be primarily accessed from Mill Road.

The original approval for this development was granted in 2007 with one significant difference between that approved plat and the proposed amendment.

The Utah Department of Transportation has denied the applicant access for the subdivision onto Arrowhead Trail. Therefore, the applicant is requesting that the plat be amended so as to allow the development to be accessed from Mill Road. The plat has been redesigned so as to replace the access onto Arrowhead Trail with a cul-de-sac. All other aspects of the development such as amenities and building standards are proposed to remain the same.

Staff understands the level of concern that's involved relative to additional traffic on Mill Road. With that in mind, staff and the applicant have requested Horrocks Engineering to provide a detailed traffic impact study for the development. That study was recently completed and is currently being reviewed. Staff anticipates providing a detailed analysis of the study to the Planning Commission in your meeting.

## Development Review Committee

The Development Review Committee reviewed this request in their June 25 meeting and recommended that it be approved. Draft minutes from that meeting read as follows:

### Old Mill Estates

Applicant: CW Management  
General Plan: Residential 1.5 to 2.5 Units Per Acre  
Zoning: R-1-15  
Location: 1500 South Mill Road

Mr. Anderson asked Mr. Nielson if Horrocks Engineering had sent us any traffic reports relative to Mill Road. Mr. Nielson said they had and the report indicated a 15 percent increase of traffic onto Mill road.



Discussion was held regarding Horrocks Engineering and the traffic study on the north portion of Mill Road increasing 30 trips per day and when the entire site is finished it would generate 600 trips per day.

- Transportation rules on the access to Arrowhead Trail.
2. That the applicant meet all conditions of the original approvals.

Mr. Niederhauser explained the UDOT appeal process. Mr. Nielson explained that UDOT has four or five points they are denying the access on and that UDOT feels that even if they were to approve the access it would have to go to Federal highways for approval and they feel confident that Federal highways would not approve the access to Arrowhead Trail. Mr. Niederhauser feels that the denial of access is a local issue with UDOT Region 3 and is arbitrary. He said he has three deeds of access.

Mr. Baker **moved** to recommend **approval** of the Amended Preliminary Plat for Old Mill Estates located at 1500 South Mill Road subject to:

### **Conditions**

1. That this plat be considered an option along with the current approval depending on how the Utah Department of Transportation rules on the access to Arrowhead Trail.
2. That the applicant meet all conditions of the original approvals.

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

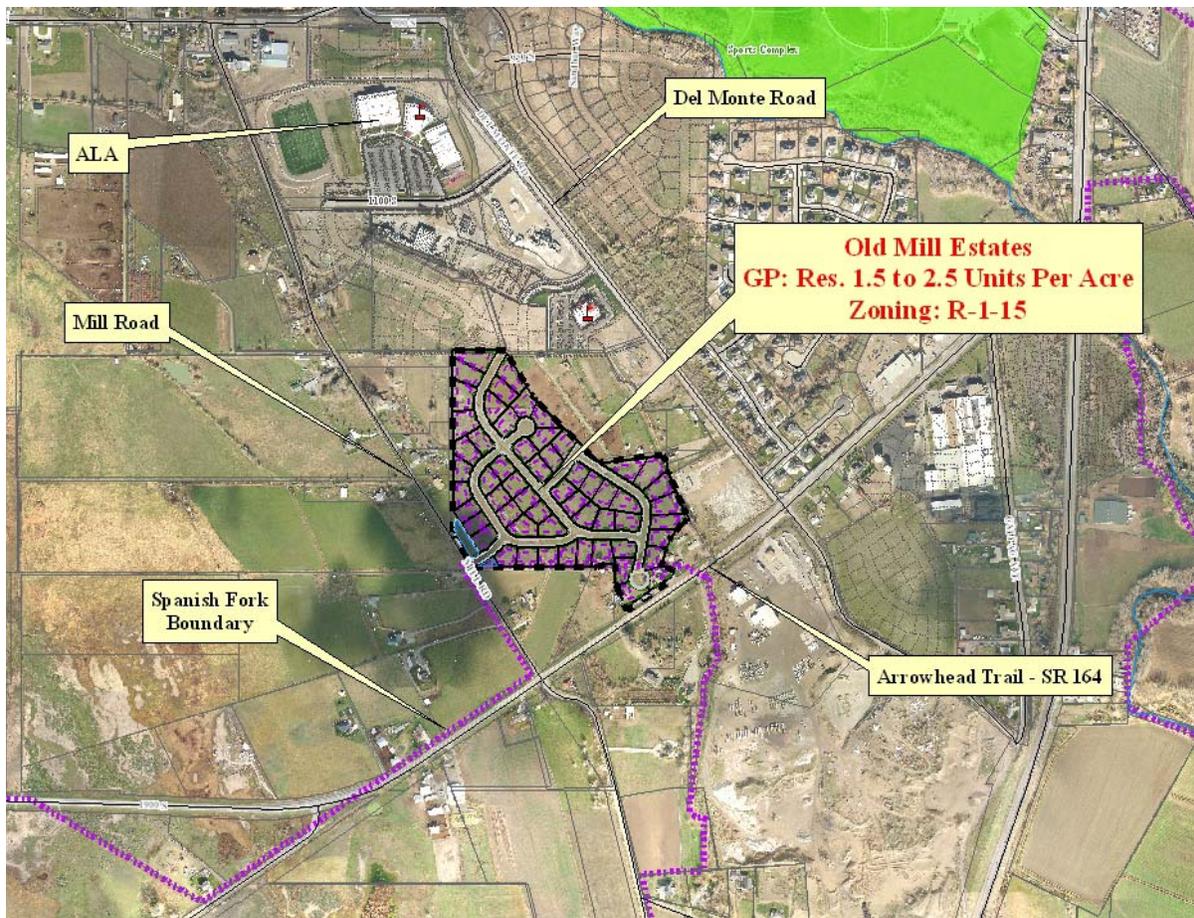
### **Budgetary Impact**

Residential development typically generates more long term costs for the City than revenue to cover those costs. In the case of this development, it's conceivable that the development will generate some need to improve infrastructure in the area that could result in expenses for the City.

### **Recommendation**

Staff recommends that the Amended Preliminary Plat for Old Mill Estates be approved subject to the following conditions:

1. That this plat be considered an option along with the current approval depending on how the Utah Department of







# REPORT TO THE PLANNING COMMISSION

## 700 WEST ANNEXATION

**Agenda Date:** July 2, 2008

**Staff Contacts:** Dave Anderson, Planning Director

**Reviewed By:** Development Review Committee

**Request:** The proposal is to annex parcels that comprise some 206 acres in the vicinity of 1900 North and 700 West.

**Zoning:** Industrial 1 proposed

**General Plan:** Light Industrial

**Project Size:** 206.2 acres

**Number of lots:** Not Applicable

**Location:** Approximately 1900 North 700 West

### Background Discussion

The annexation area is located within the City's Growth Management Boundary and is designated for Light Industrial development on the General Plan.

Spanish Fork City is the sponsor of the annexation. The proposed annexation is part of the City's effort to prepare properties for development that would enhance the City's economic base. While there are no potential companies or users contemplating the development of these properties, Spanish Fork City believes that tremendous development potential exists.

A portion of this report addresses area specific issues relative to providing services to the proposed annexation.

### Development Review Committee

The Development Review Committee reviewed the proposed annexation on June 25 and recommended that it be approved.

### Budgetary Impact

No significant budgetary impact is anticipated with the approval or denial of the proposed annexation.

### Recommendation

Staff recommends that the Planning Commission recommend that the proposed 700 West Annexation be approved based on the following findings:

### Findings

1. That the annexation area is located within the City's Growth Management Area.
2. That the annexation area planned for industrial development.
3. That the City can provide the necessary services to the annexation area.



**SPANISH FORK CITY  
Annexation Feasibility Report**



<b>Agenda Date:</b>	July 2, 2008
<b>Staff Contacts:</b>	Dave Anderson, Planning Director Richard Nielsen, Assistant Public Works Director
<b>Reviewed By:</b>	Development Review Committee
<b>Subject:</b>	700 West Annexation Report

**SECTION 1**

Annexation Map.

Annexation Plat.

**SECTION 2**

**annexation sponsor:** Spanish Fork City

**phone:** (801) 798-5000

**annexation location:** approximately 700 West 1900 North

**acreage in annexation:** 206.08 acres

**property owner(s) and parcels:**

owner: Gerald L. Hill Family LLC

parcel: 24:044:0002                      acreage: 31.464 acres                      valuation: \$147,400

parcel: 24:044:0004                      acreage: 30.941 acres                      valuation: \$221,800

parcel: 24:044:0001                      acreage: 27.112 acres                      valuation: \$257,700

parcel: 24:001:0024                      acreage: 8.209 acres                      valuation: \$78,800

owner: Robert and Janice Gull

parcel: 24:001:0005                      acreage: 3.998 acres                      valuation: \$31,800

parcel: 24:001:0005                      acreage: .999 acres                      valuation: \$172,800

owner: Ricky and Connie Ricky

parcel: 24:001:0014	acreage: 2.781 acres	valuation: \$225,900
owner: David and Karla James		
parcel: 24:001:0003	acreage: 4.997 acres	valuation: \$174,400
owner: Sherald and Mary James		
parcel: 24:043:0008	acreage: 9.233 acres	valuation: \$165,200
owner: Hal and Carolyn Lucas		
parcel: 24:043:0006	acreage: 21.159 acres	valuation: \$198,100
owner: Robert and Evelyn Lucas		
parcel: 24:043:0009	acreage: 6.036 acres	valuation: \$107,600
parcel: 24:043:0018	acreage: 8.804 acres	valuation: \$77,700
owner: Robert and Evelyn Lucas		
parcel: 24:043:0009	acreage: 6.036 acres	valuation: \$107,600
parcel: 24:043:0018	acreage: 8.804 acres	valuation: \$77,700
owner: Roach Ernest Farms Inc.		
parcel: 24:043:0004	acreage: 12.406 acres	valuation: \$36,100
owner: Spanish Fork City		
parcel: 24:044:0014	acreage: .682 acres	valuation: \$0
parcel: 24:001:0023	acreage: 2.871 acres	valuation: \$0
parcel: 24:044:0011	acreage: 1.919 acres	valuation: \$0
parcel: 24:001:0015	acreage: 2.794 acres	valuation: \$0

**submittal date:** March 24, 2008

**acceptance date:** April 1, 2008

**certification date:** April 14, 2008

**date of protest filed:** none

**Development Review Committee recommendation date:** June 25, 2008 (anticipated)

**Planning Commission recommendation date:** July 2, 2008 (anticipated)

**City Council meeting date:** July 15, 2008 (anticipated)

### SECTION 3

In accordance with 15.3.08.030 (B) of the Municipal Code, the following items are addressed in Section 3 of the Annexation report:

**1. Whether the proposed property is within the Growth Management Boundary of the General Plan.**

The subject properties are located within the City's Growth Management Boundary.

**2. Present and proposed land use and zoning.**

At present, there are 3 dwellings on the subject properties and the annexation area has a Residential Agricultural zoning designation in Utah County. Spanish Fork City has designated the annexation area Light Industrial on the General Plan. The zoning that most appropriately correlates to the General Plan is Industrial 1.

**3. Present and potential demand for various municipal services.**

At present, there is little demand for municipal services. If the subject properties are annexed, the City will then be obligated to provide at least some municipal services to the area. Most immediately, the City will be required to provide public safety service to the area. As the properties develop, the City will then be obligated to provide utility service. Any residents of the annexation area would, of course, be entitled to any services (recreation programs, library, etc.) that the City offers.

**4. Distances from existing utility lines, public schools, parks, and shopping areas.**

Detailed information is provided in Section 4 of this report relative to the proximity of the proposed annexation to utility lines. At present, the closest elementary school, Brockbank Elementary, is 1.2 miles from the proposed annexation. The closest junior high school is Diamond Fork, is 2.2 miles from the proposed annexation. Spanish Fork High School is 1.5 miles from the proposed annexation. The closest shopping area of any substantial size is 1 mile from the proposed annexation.

**5. Specific time tables for extension of services to the area and how these services would be financed.**

It is anticipated that services will be extended to the area as development occurs. As such, it is expected that utilities will be funded by property owners or the development community. At present the City has no plans to extend utilities to the area or to make upgrades to City facilities that would serve the annexation area.

**6. Potential impact on existing and proposed streets.**

The streets issues are addressed in detail in section 2 of this report.

**7. The effect that the annexation will have upon City boundaries and whether the annexation will create potential for islands,**

**or difficult service areas.**

Relative to the annexation's configuration and the provision of City services, Spanish Fork City is currently providing services in the immediate vicinity and it is not anticipated that the annexation would create a difficult service area for the City or other service provider.

**8. An estimate of potential revenue verses potential service costs.**

As it is anticipated that the annexation area would be developed with industrial uses, tax and other revenues generated for the City in the annexation area will likely exceed the City's expenditures in providing services to the area.

**9. Requirements imposed by state law.**

Staff is aware of no requirements imposed by State Law, aside from following the requisite procedure for annexation, that would impact the annexation area.

**SECTION 4**

In order to evaluate the City's ability to provide municipal services to the proposed annexation, the following information is provided:

**1. Conformity to Master Plans for public utilities and facilities.**

**Streets**

The streets in the 700 West Annexation area that need to be addressed during the annexation process are 700 West, 1150 West (800 West County), 1900 North and 2700 North (4800 South County). These streets will need to provide adequate traffic capacity in the area. In an industrial zone the minimum street width is 68 feet of right-of-way with 40 feet of asphalt.

**700 West**

700 West is planned as a 68' minor collector (40' of asphalt) street. This street will need to have the additional right-of-way dedicated. The diagonal section along the airport taxiway will need to have the full right-of-way dedication from the southwest side of the street.

**1150 West (800 West County)**

1150 West is planned as a 78' minor collector (50' of asphalt) street. This street will need to have the additional right-of-way dedicated.

**1900 North**

1900 North is planned as a 68' minor collector (40' of asphalt) street. This street will need to be dedicated and constructed from 700 West to 1150 West.

**2700 North (4800 South County)**

2700 North (4800 South County) is planned as a 68' minor collector (40' of asphalt) street. This street will need to have the additional right-of-way dedicated.

**Culinary Water**

The culinary water system will need to be extended into and through the proposed annexation. The minimum size of any culinary line is to be 8". There are larger lines that are needed in the following streets:

700 West – 1900 North to 2700 North – 12"  
1900 North – 700 West to 1150 West – 12"  
800 West – 1800 North to 3000 North – 12"

### **Sewer**

This annexation does not currently have sewer service available. A lift station, force main, and offsite gravity sewer lines will need to be constructed to provide sewer service for this area. The proposed site for the lift station that would serve this area is approximately 3500 North 600 West. Other lift station sites could be considered, but the final site would need to be able to service the proposed annexation as well as property north of the airport and west of the County Jail. The lift station would also require a force main to be constructed from the lift station to the Wastewater Treatment Plant. In addition, an offsite sewer line would need to be constructed from the annexation area to the lift station along 1150 West. This line would need to be a minimum of 15". The final design of this line and the lift station would be determined by the type and size of industry proposed for the annexation and surrounding areas. The cost of the lift station, force main, and gravity line should be allocated to the properties that benefit from the facilities.

### **Pressurized Irrigation**

The pressurized irrigation system will need to be extended into and through the proposed annexation. The minimum size of any pressurized irrigation line is to be 6". There are larger lines that are needed in the following streets:

700 West – 1900 North to 2700 North – 10"  
1900 North – 700 West to 1150 West – 10"  
800 West – 1800 North to 3000 North – 10"

All other lines should be sized one size smaller than the culinary water lines.

### **Storm Drain**

The storm drain system in the proposed annexation will need to drain to Dry Creek north and east of the site. There will need to be a storm drain line constructed along 1150 West north to 4000 South (county), then east to Dry Creek. The size of this line will be determined at the time of development of the area.

There is also a natural drainage (shallow swell) that runs south to north through the site. This drainage will need to be considered as the property is developed.

### **Surface Irrigation**

The Westfield Irrigation Company has existing ditches that run through the proposed annexation and continue beyond the proposed annexation and City boundary to existing users. These ditches will need to be piped through the annexation as the area develops. The other existing ditches in the area will need to be piped or abandoned as the area develops. This work will need to be coordinated with the canal company.

### **Existing Homes**

There are 3 existing homes within this annexation that should be connected to city utilities as the area develops.

### **Parks and Trails**

As no part of the annexation is anticipated to be developed residentially, no park facilities have been planned for the annexation area.

### **Power**

The North Substation is currently under construction and will provide power to the area.

### **Communications**

It is expected that all communications facilities will be installed at the time of development.

### **Gas**

Natural Gas is available in the immediate vicinity. Questar Gas is the service provider.

## **2. Presence of unique utility/facility needs or requirements.**

Aside from what has been noted in this report, there are no known unique facility needs or requirements.

## **3. Presence of irrigation or other ditches and related facilities.**

Aside from what has already been described in this report, there are no noteworthy ditches or irrigation facilities.

## **4. Public Safety evaluation.**

Spanish Fork City is currently providing police and fire protection for the annexation area.

## **5. Presence of Sensitive Lands or Watershed Protection issues.**

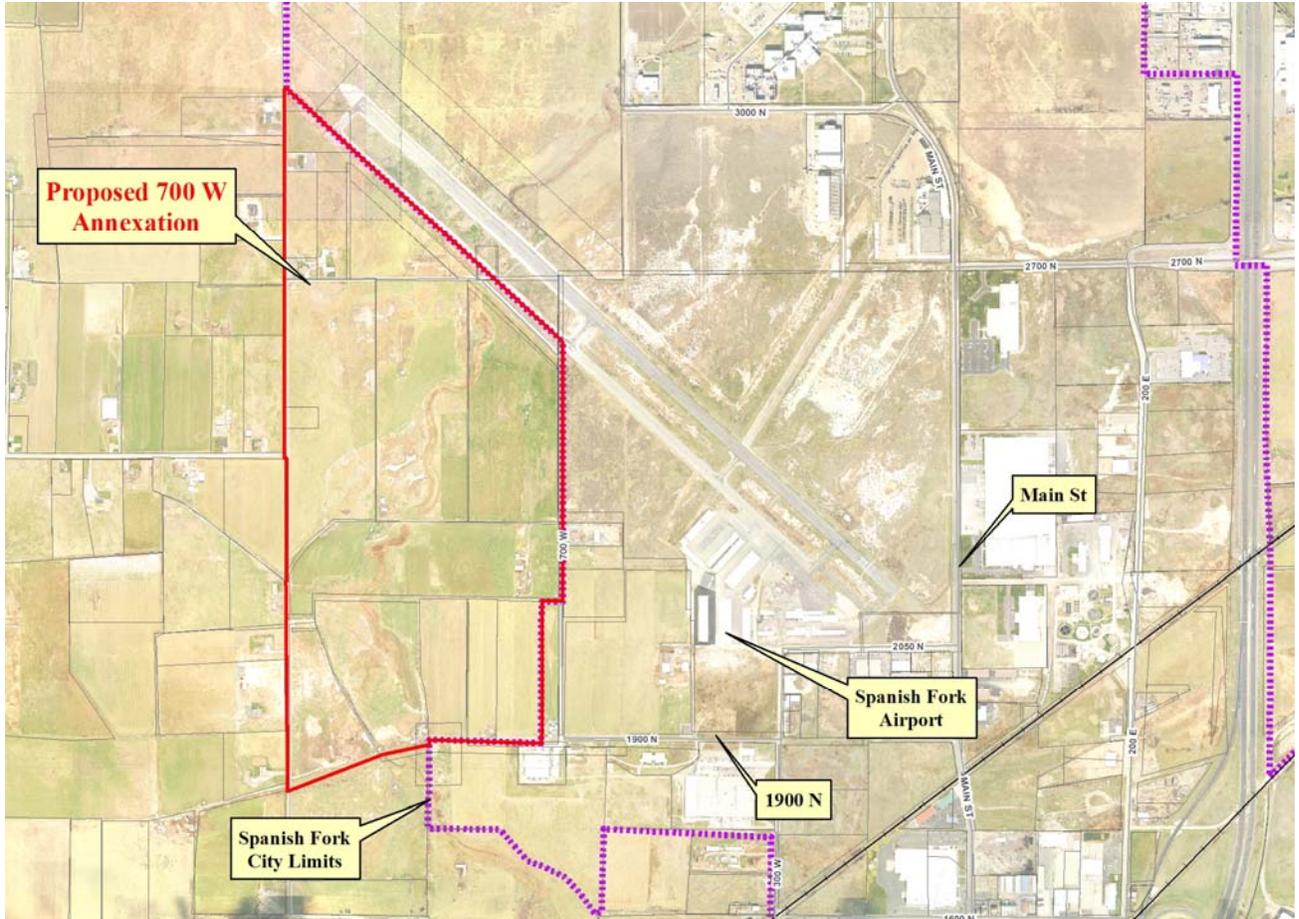
Staff is aware of no sensitive lands or watershed protection issues relative to the proposed annexation.

## **6. Concept Plan's conformity with proposed zoning.**

To date, no concept plan has been prepared for the proposed annexation.

## **7. Annexation Agreement.**

As Spanish Fork City is sponsoring the proposed annexation, an annexation agreement is not necessary.



ENGINEER/SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS IS A TRUE AND ACCURATE COPY OF THE RECORD OF LAND TO BE ANNEXED TO \_\_\_\_\_ CITY, \_\_\_\_\_ COUNTY, OREGON.

BOUNDARY DESCRIPTION

COMMERCIAL, INDUSTRIAL CORNER OF SECTION 33, TOWNSHIP 36 NORTH, RANGE 4 EAST, S.W. 1/4, TANE WILSON, TRACT AS FOLLOWS:

COURSE	DISTANCE	BEARING	REMARKS
1. BEARING	10.00	S 89° 00' 00" W	TO EASTWING CITY BOUNDARY LINE
2. BEARING	10.00	N 00° 00' 00" E	ALONG EASTWING CITY BOUNDARY LINE
3. BEARING	10.00	S 89° 00' 00" W	TO EASTWING CITY BOUNDARY LINE
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60. BEARING	10.00	N 00° 00' 00" E	ALONG EASTWING CITY BOUNDARY LINE
61. BEARING	10.00	S 89° 00' 00" W	TO EASTWING CITY BOUNDARY LINE
62. BEARING	10.00	N 00° 00' 00" E	ALONG EASTWING CITY BOUNDARY LINE
63. BEARING	10.00	S 89° 00' 00" W	TO EASTWING CITY BOUNDARY LINE
64. BEARING	10.00	N 00° 00' 00" E	ALONG EASTWING CITY BOUNDARY LINE
65. BEARING	10.00	S 89° 00' 00" W	TO EASTWING CITY BOUNDARY LINE
66. BEARING	10.00	N 00° 00' 00" E	ALONG EASTWING CITY BOUNDARY LINE
67. BEARING	10.00	S 89° 00' 00" W	TO EASTWING CITY BOUNDARY LINE
68. BEARING	10.00	N 00° 00' 00" E	ALONG EASTWING CITY BOUNDARY LINE
69. BEARING	10.00	S 89° 00' 00" W	TO EASTWING CITY BOUNDARY LINE
70. BEARING	10.00	N 00° 00' 00" E	ALONG EASTWING CITY BOUNDARY LINE
71. BEARING	10.00	S 89° 00' 00" W	TO EASTWING CITY BOUNDARY LINE
72. BEARING	10.00	N 00° 00' 00" E	ALONG EASTWING CITY BOUNDARY LINE
73. BEARING	10.00	S 89° 00' 00" W	TO EASTWING CITY BOUNDARY LINE
74. BEARING	10.00	N 00° 00' 00" E	ALONG EASTWING CITY BOUNDARY LINE
75. BEARING	10.00	S 89° 00' 00" W	TO EASTWING CITY BOUNDARY LINE
76. BEARING	10.00	N 00° 00' 00" E	ALONG EASTWING CITY BOUNDARY LINE
77. BEARING	10.00	S 89° 00' 00" W	TO EASTWING CITY BOUNDARY LINE
78. BEARING	10.00	N 00° 00' 00" E	ALONG EASTWING CITY BOUNDARY LINE
79. BEARING	10.00	S 89° 00' 00" W	TO EASTWING CITY BOUNDARY LINE
80. BEARING	10.00	N 00° 00' 00" E	ALONG EASTWING CITY BOUNDARY LINE
81. BEARING	10.00	S 89° 00' 00" W	TO EASTWING CITY BOUNDARY LINE
82. BEARING	10.00	N 00° 00' 00" E	ALONG EASTWING CITY BOUNDARY LINE
83. BEARING	10.00	S 89° 00' 00" W	TO EASTWING CITY BOUNDARY LINE
84. BEARING	10.00	N 00° 00' 00" E	ALONG EASTWING CITY BOUNDARY LINE
85. BEARING	10.00	S 89° 00' 00" W	TO EASTWING CITY BOUNDARY LINE
86. BEARING	10.00	N 00° 00' 00" E	ALONG EASTWING CITY BOUNDARY LINE
87. BEARING	10.00	S 89° 00' 00" W	TO EASTWING CITY BOUNDARY LINE
88. BEARING	10.00	N 00° 00' 00" E	ALONG EASTWING CITY BOUNDARY LINE
89. BEARING	10.00	S 89° 00' 00" W	TO EASTWING CITY BOUNDARY LINE
90. BEARING	10.00	N 00° 00' 00" E	ALONG EASTWING CITY BOUNDARY LINE
91. BEARING	10.00	S 89° 00' 00" W	TO EASTWING CITY BOUNDARY LINE
92. BEARING	10.00	N 00° 00' 00" E	ALONG EASTWING CITY BOUNDARY LINE
93. BEARING	10.00	S 89° 00' 00" W	TO EASTWING CITY BOUNDARY LINE
94. BEARING	10.00	N 00° 00' 00" E	ALONG EASTWING CITY BOUNDARY LINE
95. BEARING	10.00	S 89° 00' 00" W	TO EASTWING CITY BOUNDARY LINE
96. BEARING	10.00	N 00° 00' 00" E	ALONG EASTWING CITY BOUNDARY LINE
97. BEARING	10.00	S 89° 00' 00" W	TO EASTWING CITY BOUNDARY LINE
98. BEARING	10.00	N 00° 00' 00" E	ALONG EASTWING CITY BOUNDARY LINE
99. BEARING	10.00	S 89° 00' 00" W	TO EASTWING CITY BOUNDARY LINE
100. BEARING	10.00	N 00° 00' 00" E	ALONG EASTWING CITY BOUNDARY LINE

BASE OF RANGE - CITY COMMISSION BOUNDARY CORNER, 2010.

ACCEPTANCE BY LEGISLATIVE BODY

THIS IS TO CERTIFY THAT \_\_\_\_\_, THE CLERK OF THE BOARD OF COUNTY COMMISSIONERS, HAS RECEIVED A RESOLUTION PASSED BY A MAJORITY OF THE BOARD OF COUNTY COMMISSIONERS, AUTHORIZING THE CITY OF \_\_\_\_\_ TO ANNEX THE LAND DESCRIBED ABOVE TO THE CITY OF \_\_\_\_\_, OREGON, IN ACCORDANCE WITH THE OREGON COUNTY ANNEXATION ACT, ORS 222.005 TO 222.010, AND TO APPROVE AND ADJUST THE ANNEXATION OF THE TRACT AS SHOWN AS SHOWN ON THE ATTACHED MAP. ANNEXATION LAND IS TO BE ADJUSTED TO THE CORNER OF THE RANGE AND THE CORNER OF THE RANGE.

ATTEST: \_\_\_\_\_

RECORDED

BOUNDARY COMMISSION

POLICY EXPLANATION ADOPTED BY LEGISLATIVE BODY OF CITY ON \_\_\_\_\_, PROCEEDS FILED IN \_\_\_\_\_

BOUNDARY COMMISSION ACTION: \_\_\_\_\_

APPROVED AS TO FORM \_\_\_\_\_ DATE \_\_\_\_\_

TOWNSHIP ATTORNEY \_\_\_\_\_

**ANNEXATION PLAT**

**ANNEXATION**

FORMER TOWN, CITY, RANGE, SECTION, COUNTY, OREGON

SCALE: 1" = 300' FEET