



Planning Commission Agenda June 5, 2013

Planning Commissioners

Brad Gonzales

George Gull

Bruce Fallon

Richard Heap

Reed Swenson

6:00 P.M.

1. Preliminary Activities

- a. Pledge of Allegiance
- b. Approval of Minutes: May 8, 2013.

2. Zone Map Amendments and Preliminary Plats

- a. **Trailside Zone Map Amendment and Preliminary Plat**
Applicant: Stevan Davis
General Plan: Medium Density Residential
Zoning: R-1-8 existing, R-3 with Infill Overlay requested
Location: 335 West 100 South
- b. **Muhlestein Zone Map Amendment and Preliminary Plat**
Applicant: Dean Ingram
General Plan: Low Density Residential
Zoning: Rural Residential existing, R-1-12 requested
Location: 1300 South Mill Road

3. Conditional Use

- a. **AT&T**
Applicant: AT&T
General Plan: Public Facilities
Zoning: Public Facilities
Location: 350 South 300 West

4. Ordinance Amendments

- a. **Proposed Changes to Title 15**
Applicant: Spanish Fork City
General Plan: not applicable
Zoning: not applicable
Location: not applicable

5. Project Signage Plan

- a. **Canyon Creek**
Applicant: Woodbury Corporation
General Plan: General Commercial, Light Industrial
Zoning: Commercial 2, Business Park, Shopping Center
Location: 1100 North Chappel Drive

6. Other Business

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 at 40 South Main Street, Room 140, Spanish Fork. If you need special accommodations to participate in the meeting, please contact the City Manager's Office at (801) 804-4530.

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Draft Minutes
Spanish Fork City Planning Commission Meeting
May 8, 2013

Commission Members Present: Chairman Brad Gonzales, George Gull, Reed Swenson, Bruce Fallon.

Staff Present: Dave Anderson, Community Development Director; Shelley Hendrickson, Planning Secretary; Jered Johnson, Engineering Division Manager.

Citizens Present: Steve Maddox, Raymond Dawson, Brandon Watson, Chris Salisbury and Lew Bankhead.

Chairman Gonzales opened the meeting at 6:00 p.m.

Commissioner Fallon led in the Pledge of Allegiance.

MINUTES

March 6, 2013 and April 3, 2013

Commissioner Gull **moved to approve** the minutes of March 6, 2013 and April 3, 2013. Commissioner Swenson **seconded** and the motion **passed** all in favor.

ZONE MAP AMENDMENT

Trailside (staff will request that this item be continued)

Applicant: Stevan Davis

General Plan: Medium Density Residential

Zoning: R-1-8 existing, R-3 with Infill Overlay requested

Location: 335 West 100 South

Mr. Anderson explained that this proposal was noticed as a public hearing. The proposal involves removing an existing home and then subdividing the property into three lots. Single-family homes will be constructed, sharing a private drive to 100 south. The property currently is in very poor condition. The In-fill Overlay zone requires specific information so that the Planning Commission and City Council can see how compatible the homes, that are proposed to be built, will fit in with the neighborhood.

Stevan Davis

45 Mr. Davis stated that he was the owner of the property and the developer. He gave the
46 Commission pictures of what the condition of the property looks like today.

47
48 Commissioner Swenson asked where the utilities would go. Mr. Davis explained they
49 would run along the private drive from 100 South.

50
51 Commissioner Gull asked if there was an irrigation ditch. Mr. Davis said that he believes
52 that the ditch is covered.

53
54 Mr. Davis explained how his proposal came about.

55
56 Chairman Gonzales asked Mr. Davis if he had any concerns with what City staff has
57 proposed that he do. For example the fence between the private drive and the City's
58 trail. Mr. Davis said that he did not.

59
60 Mr. Davis said that he had met with UDOT and that they did not have any objections to
61 the project and that approval would not be a problem.

62
63 Commissioner Swenson expressed that as long as the applicant gets the approval from
64 UDOT and meets the City's redlines that he feels the project can be done.

65
66 Chairman Gonzales expressed that he felt this proposal should be continued, public
67 hearing included, with direction to staff to break the proposal up into two stages and what
68 exactly should be expected as far as separation between the property and the City trail.
69 He then said that he had received the letter from James and Peggy Wilbur and that with
70 the continuation of the proposal that he would address their concerns in the next meeting.

71
72 Commissioner Fallon asked about the lot size. He said as he looked at the R-3 the
73 minimum lot size is 6,000 square foot lots and that the proposed lot sizes were 4, 800
74 square feet. Is the Infill Overlay zone what modifies the density? Mr. Anderson said yes
75 that the ultimate limit on size, with the Infill Overlay, is the City's General Plan. In this
76 area, the maximum density is 12 units to the acre.

77
78 Chairman Gonzales said that one of the concerns that the Wilbur's expressed was that
79 once the zone change is approved that there was not anything preventing the applicant
80 from changing his proposal. Mr. Anderson explained that the City Council, in recent
81 years, has stripped the R-1-6 and R-3 zoning districts of a lot of the development rights
82 that previously existed. Now, in order to do any multi-family housing or lots that are
83 smaller than 6,000 square feet, you can only do them with the Infill Overlay zoning
84 mechanism. So, a project like this is approved along with the Zone Change. Should the
85 applicant not go through with this proposal, all that they would be able to do is build one
86 single-family dwelling on a 6,000 square foot lot.

87

88 Chairman Gonzales asked that if you take the easement out of the overall square footage
89 of the project would it still meet the requirements. Mr. Anderson said that he would look
90 into it.

91
92 Commissioner Fallon asked about setbacks. Mr. Anderson said that the City Council had
93 the latitude to reduce setbacks to allow for more flexibility with some properties.

94 Commissioner Fallon expressed that if the homes could be pushed forward a little in order
95 to provide some back yard space; it would be good.

96
97 Chairman Gonzales **moved** to **continue** the Trailside Zone Change and Preliminary Plat.
98 He asked that City staff look at verbiage on how to define the property line and the size
99 of the lots with the easement taken out. Commissioner Fallon **seconded** and the motion
100 **passed** all in favor.

101

102

103 **PRELIMINARY PLAT**

104

105 **Trailside (staff will request that this item be continued)**

106 Applicant: Stevan Davis

107 General Plan: Medium Density Residential

108 Zoning: R-1-8 existing, R-3 with Infill Overlay requested

109 Location: 335 West 100 South

110

111 Discussion and motion made with the zone change.

112

113 **Maple Highlands Reapproval**

114 Applicant: Edge Homes

115 General Plan: Low Density Residential

116 Zoning: R-1-12

117 Location: 2000 East 500 South

118

119 Mr. Anderson explained that the applicant had come before the Commission, a few
120 months ago, to discuss options to get the project to a point to where the City can
121 reapprove it. It has been a few years since this project has had a vested approval. He
122 recalls that the Commission felt it was perhaps best for the applicant to propose the
123 same number of units as what was originally approved along with upgrade home designs
124 to justify the density. Edge Homes has submitted two different elevations with a couple
125 of different versions of each elevation showing how the project would be eligible to be
126 approved at the maximum number of units allowed. There are no other changes. There
127 will need to be some changes made to the utilities due to changes in the City's
128 Development Standards. The Development Review Committee recommended that the
129 proposal be approved based on the justification that the proposed density is allowable
130 due to the upgrades to the project from what has been built.

131

132 Commissioner Fallon asked how the proposed home designs differ from what has already
133 been built. Is it significant?

134
135 Steve Maddox

136 Mr. Maddox, the applicant, explained that essentially what you see on the before is a
137 more of a vanillaes home and what they have tried to do is take a budget (that he and
138 the Commission had talked about) and implement that on the elevation. He further
139 explained that they had held a neighborhood meeting and that road connectivity was a
140 concern but they were excited about the architecture. They have added a lot of eye
141 candy to the front of the homes.

142
143 Commissioner Swenson asked if the upgrade in the architecture was in regard to the
144 bonus density.

145
146 Mr. Maddox explained that he felt it was two-fold. The City's requirements have changed
147 and they have already laid out all of their utility lines. They are trying to marry the old
148 with the new. They are proffering to keep the dollars within the community and enhance
149 the overall value and integrity of the neighborhood.

150
151 Commissioner Fallon **moved to recommend reapproval** of the Preliminary Plat for Maple
152 Highlands. Commissioner Swenson **seconded** and the motion **passed** all in favor by a roll
153 call vote.

154
155 **Maple Mountain Amended**
156 Applicant: Salisbury Homes
157 General Plan: Low Density Residential
158 Zoning: R-1-12
159 Location: 1900 East 200 North

160
161 Mr. Anderson explained that the project had approximately 100 acres configured in an
162 odd way. There are two sections that are not connected. The proposal involves
163 incorporating the Kessinger property into the development and to have the configuration
164 of the overall project change a little bit.

165
166 Commissioner Swenson **moved** to recommend **approval** of the amended Preliminary Plat
167 for Maple Mountain. Commissioner Gull **seconded** and the motion **passed** all in favor by a
168 roll call vote.

169
170 **White Rail Reapproval**
171 Applicant: Lew Bankhead
172 General Plan: High Density Residential
173 Zoning: R-1-6
174 Location: 980 North State Road 51

175

176 Mr. Anderson explained that this project lost its vesting in March. The applicant is in
177 need of re-approval.

178
179 Chairman Gonzales asked if there was building already being done. Mr. Anderson said
180 that dirt had been moved but no building.

181
182 Commissioner Fallon asked about phasing. Mr. Anderson said that the staff report shows
183 the project in different phases.

184
185 Lew Bankhead
186 Mr. Bankhead explained that his intent is to proceed with A, B and C and continue with D
187 and E. The last phase would be G.

188
189 Discussion was held regarding the City's standards of a 50 home limit before a second
190 access is connected.

191
192 Chairman Gonzales **moved** to recommend **reapproval** of the White Rail Preliminary Plat.
193 Commissioner Gull **seconded** and the motion **passed** all in favor by a roll call vote.

194
195
196 **ORDINANCE AMENDMENT**

197
198 **Proposed Changes to Title 15**
199 Applicant: Spanish Fork City
200 General Plan: High Density Residential
201 Zoning: R-1-6
202 Location: 980 North State Road 51

203
204
205 Chairman Gonzales proposed to the Commission that they continue this Amendment until
206 next month when the City Attorney can present this amendment as no one present is a
207 lawyer and he feels it is not proper to take action without a legal explanation of the
208 Amendment.

209
210 Chairman Gonzales **moved** to **continue** the proposed changes to Title 15. Commissioner
211 Gull **seconded** and the motion **passed** all in favor by a roll call vote.

212
213 **OTHER BUSINESS**

214
215 Chairman Gonzales expressed that he would like to have a discussion, relative to the
216 General Plan, that whenever commercial property is constructed adjacent to a residential
217 zone that the property has to be accessed from the commercial side and not the
218 residential side.

219
220 Discussion was held regarding signage and an amendment to the sign ordinance.

221
222 Commissioner Fallon asked if Site Plan images could be attached to the Development
223 Review Committee's agenda.

224
225 The meeting **adjourned** at 7:11 p.m.

226
227 **Adopted:**

228
229

Shelley Hendrickson, Planning Secretary

DRAFT



ZONE CHANGE AND PRELIMINARY PLAT

REPORT TO THE PLANNING COMMISSION TRIALSIDE ZONE CHANGE AND PRELIMINARY PLAT

Agenda Date: June 5, 2013.

Staff Contacts: Dave Anderson, Community Development Director.

Reviewed By: The Development Review Committee.

Request: The applicant has proposed to change the zoning on a parcel from R-1-8 to R-1-6 with the Infill Overlay approved to allow for a three-lot subdivision.

Zoning: R-1-8 existing, R-1-6 with the Infill Overlay requested.

General Plan: Residential 5 to 8 units per acre.

Project Size: .65 acres.

Number of lots: 3.

Location: Approximately 300 West 100 South.

Background Discussion

The Commission took a few minutes in the May meeting to review this proposal and continued the public hearing to the June meeting. Since that time, the applicant has submitted revised plans and has addressed the majority of the issues staff had previously identified.

As proposed the project essentially sits on 19,000 square feet of developable land. Therefore, the proposed density is some 6.9 units per acre in an area planned for up to 8 units per acre. The proposed lots would each support a single-family home and range in size from 4,600 to 4,800 square feet.

The proposed development meets City's requirements for the Infill Overlay zone. This particular zoning tool was conceived to allow flexibility from traditional zoning standards with the hope that the flexibility would facilitate the redevelopment of underutilized properties. A significant element of the Infill Overlay concept involves providing the City discretion in determining whether a particular proposal would have a positive impact on a neighborhood.

In short, staff believes the proposed project could have a very positive impact on the surrounding properties and neighborhood. Nonetheless, there are details of the project that staff believes deserve additional attention. Staff believes the Planning Commission should particularly weigh in on decisions about fencing, landscaping and architecture. Staff anticipates discussing these elements with the Commission and the applicant during the Commission meeting.

Development Review Committee

The Development Review Committee reviewed this request in their May 29, 2013 meeting and recommended that it be approved. Draft minutes from that meeting read as follows:

Applicant: Stevan Davis
 General Plan: Medium Density Residential
 Zoning: R-1-8 existing, R-3 proposed
 Location: 300 West 100 South

Mr. Anderson explained that the applicant had addressed all redlines. The trail would be dedicated to the City. The zone change is to go from R-1-8 to R-3 or R-1-6 with the Infill Overlay Zone. He further explained that there were some concerns raised, after the neighborhood meeting was held, with regard to traffic. Mr. Anderson expressed that adding two lots would not affect the traffic very much.

Mr. Morrill said that he would like a two rail fence between the trail and the driveway.

Mr. Anderson said that R-1-6 would be a better zone to go with. The density is tied to the General Plan in the area and not zoning. The General Plan allows 8 units to the acre.

Mr. Pierce said that the applicant had met with UDOT.

Mr. Baker **moved** to recommend **approval** of the Trailside Preliminary Plat and R-1-6 Zone Change with the accompanying Infill Overlay Zone subject to the following conditions:

Conditions

1. That the applicant meets the City's Construction Standards.
2. That the applicant obtains an UDOT permit for access to 100 South.

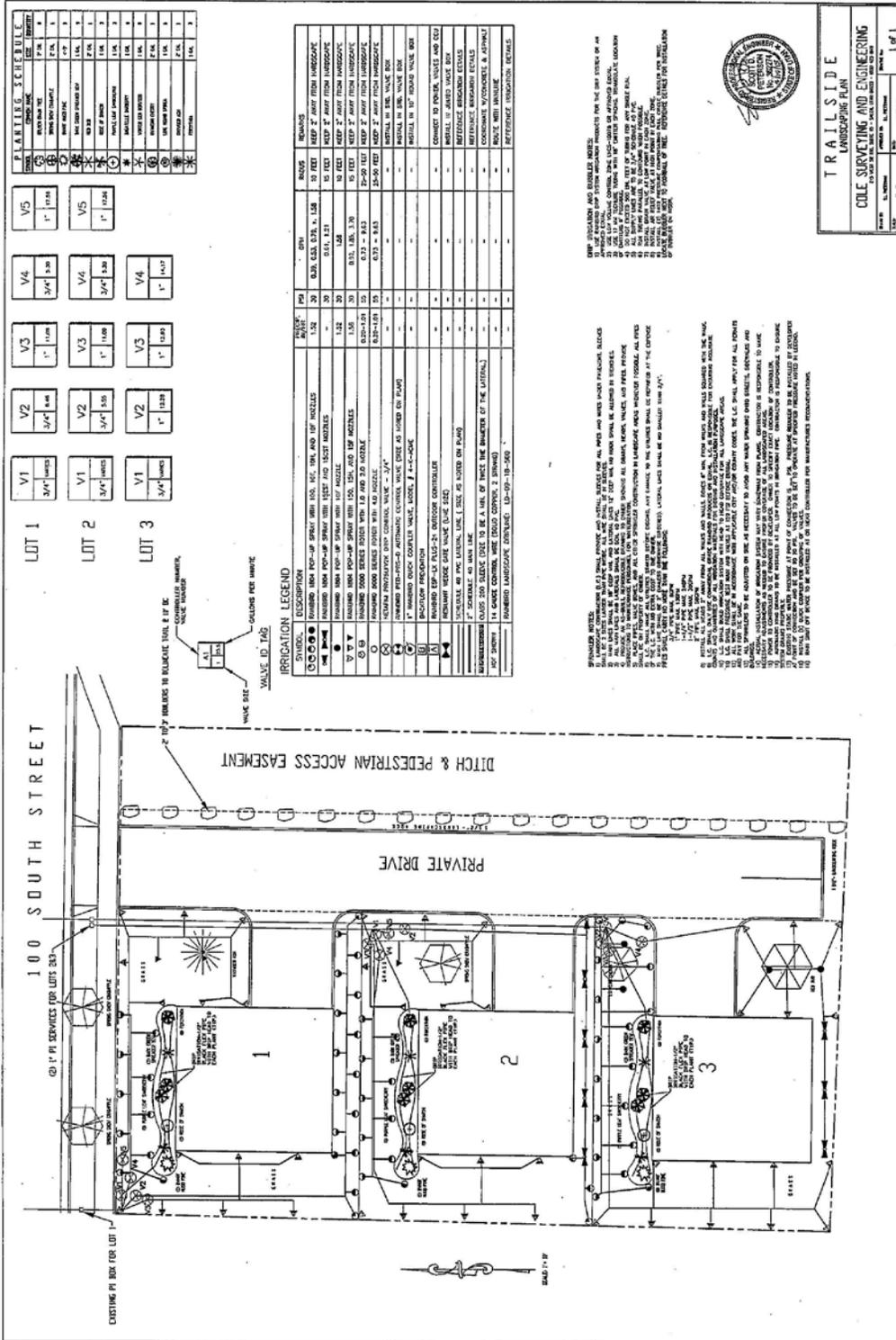
Mr. Johnson **seconded** and the motion **passed** all in favor.

Budgetary Impact

No budgetary impact is anticipated with this proposal.

Recommendation

Staff recommends that the proposed Preliminary Plat and Zone Change be approved.



PLANNING SCHEDULE

SYMBOL	DESCRIPTION	SIZE	DEPTH
○	1/2" VALVE	1"	12.00
○	3/4" VALVE	1"	12.00
○	1" VALVE	1"	12.00
○	1 1/2" VALVE	1"	12.00
○	2" VALVE	1"	12.00
○	3" VALVE	1"	12.00
○	4" VALVE	1"	12.00
○	6" VALVE	1"	12.00
○	8" VALVE	1"	12.00
○	10" VALVE	1"	12.00
○	12" VALVE	1"	12.00
○	15" VALVE	1"	12.00
○	18" VALVE	1"	12.00
○	21" VALVE	1"	12.00
○	24" VALVE	1"	12.00
○	27" VALVE	1"	12.00
○	30" VALVE	1"	12.00
○	36" VALVE	1"	12.00
○	42" VALVE	1"	12.00
○	48" VALVE	1"	12.00
○	54" VALVE	1"	12.00
○	60" VALVE	1"	12.00
○	66" VALVE	1"	12.00
○	72" VALVE	1"	12.00
○	78" VALVE	1"	12.00
○	84" VALVE	1"	12.00
○	90" VALVE	1"	12.00
○	96" VALVE	1"	12.00
○	102" VALVE	1"	12.00
○	108" VALVE	1"	12.00
○	114" VALVE	1"	12.00
○	120" VALVE	1"	12.00

IRRIGATION LEGEND

SYMBOL	DESCRIPTION	SIZE	DEPTH
○	1/2" VALVE	1"	12.00
○	3/4" VALVE	1"	12.00
○	1" VALVE	1"	12.00
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○	6" VALVE	1"	12.00
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○	12" VALVE	1"	12.00
○	15" VALVE	1"	12.00
○	18" VALVE	1"	12.00
○	21" VALVE	1"	12.00
○	24" VALVE	1"	12.00
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○	30" VALVE	1"	12.00
○	36" VALVE	1"	12.00
○	42" VALVE	1"	12.00
○	48" VALVE	1"	12.00
○	54" VALVE	1"	12.00
○	60" VALVE	1"	12.00
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○	78" VALVE	1"	12.00
○	84" VALVE	1"	12.00
○	90" VALVE	1"	12.00
○	96" VALVE	1"	12.00
○	102" VALVE	1"	12.00
○	108" VALVE	1"	12.00
○	114" VALVE	1"	12.00
○	120" VALVE	1"	12.00

NOTES:

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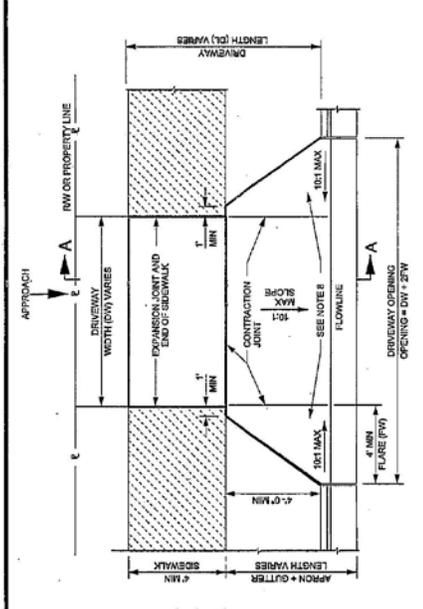
TRAILSIDE LANDSCAPE PLAN

COLE SURVEYING AND ENGINEERING

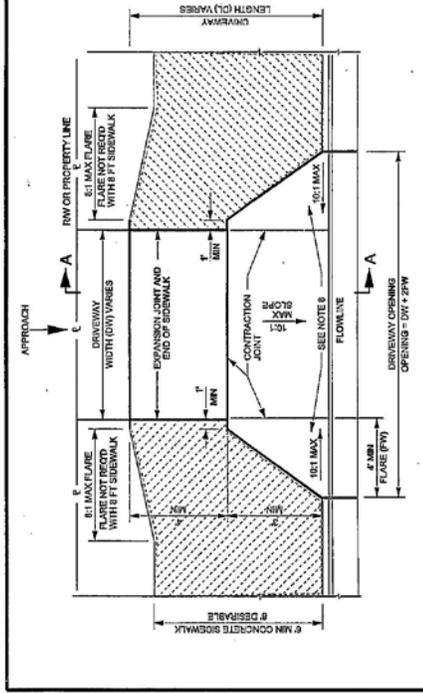
100 SOUTH STREET, SUITE 100, WASHINGTON, DC 20004

DATE: 11/15/11
 DRAWN: JAC
 CHECKED: JAC
 SCALE: AS SHOWN
 SHEET: 1 OF 1

UTAH DEPARTMENT OF TRANSPORTATION
 STANDARD DRAWINGS FOR ROAD AND BRIDGE CONSTRUCTION
 RECOMMENDED FOR GENERAL USE
 STANDARD DRAWING NUMBER: 641
 DATE: JAN 01 2012
 SCALE: 1" = 10'-0"

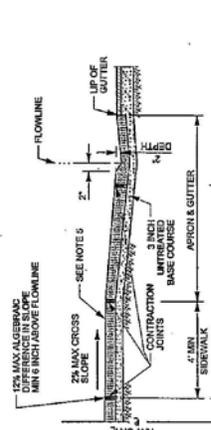


FLARED DRIVEWAY WITH PARKSTRIP

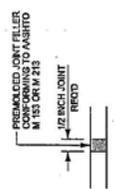


FLARED DRIVEWAY WITH ADJACENT SIDEWALK

DRIVEWAY FLARE AREA CHART	FLARE AREA
DISTANCE FROM BACK OF CURB TO SIDEWALK	18 FT
4 FT	24 FT
6 FT	36 FT
8 FT	48 FT
10 FT	60 FT
TOTAL QUANTITY FOR QUANTITY CALCULATED USING 16 INCH CURB	



SECTION A-A



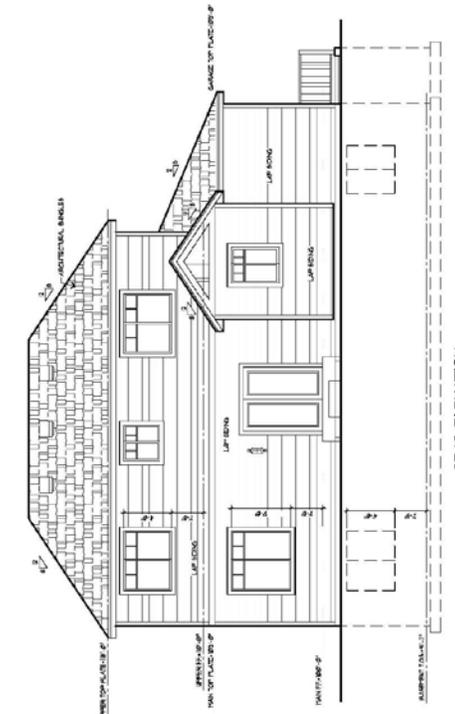
EXPANSION-CONTRACTION JOINT DETAIL

- NOTES:**
- DRIVEWAY CURBS SHALL BE LOCATED IN ACCORDANCE WITH THE LATEST EDITION OF THE UTAH DEPARTMENT OF TRANSPORTATION STANDARD DRAWINGS FOR ROAD AND BRIDGE CONSTRUCTION.
 - MAXIMUM DISTANCE BETWEEN CONTRACTION JOINTS IS 10 FT. LATERALLY AND LONGITUDINALLY SPACED EQUALLY.
 - PROVIDE EXPANSION JOINTS IN CONCRETE SIDEWALK AT 30 FT INTERVALS AND WHERE CONCRETE SIDEWALK PUTS AGAINST DRIVEWAY.
 - CONTRACT JOINTS SHALL BE LOCATED AT THE DRIVEWAY LIMITS AND SHALL BE PAID AS PART OF DRIVEWAY, NOT AS PART OF SIDEWALK.
 - USE CLASS A/A-1 CONCRETE FOR DRIVEWAY AND DRIVEWAYS.
 - RESIDENTIAL = 5 INCH THICK, COMMERCIAL = 7 INCH THICK.
 - EXPANSION JOINTS SHALL BE LOCATED IN DRIVEWAY AND DRIVEWAYS WITHIN DRIVEWAY AREA, APPROACH AND FLARE.
 - DEPRESS THE LONGITUDINAL SLOPE OF THE SIDEWALK AT A MAXIMUM RATE OF 1/4" PER FOOT TO THE EXPANSION JOINT. THE TOP BACK OF SIDEWALK IS TO BE A MINIMUM 8 INCHES ABOVE THE FLOWLINE OF CURB AND GUTTER AT ALL TIMES.
 - USE CLASS A/A-1 CONCRETE FOR SIDEWALK AND DRIVEWAYS.
 - USE UNTREATED BASE COURSE UNDER ALL SIDEWALKS AND DRIVEWAYS.
 - QUANTITIES FOR DRIVEWAYS INCLUDE FLARES TO TOP BACK OF CURB, CURB AND GUTTER AND SEPARATELY THROUGH DRIVEWAY LOCATIONS.
 - REMOVE EXISTING SIDEWALK AND REPLACE BACK TO NEAREST EXPANSION JOINT.
 - APPROACH IS FROM OUTSIDE OF RIGHT-OF-WAY LINE TO ROADWAY.
 - APPROACH IS PART OF DRIVEWAY QUANTITIES.

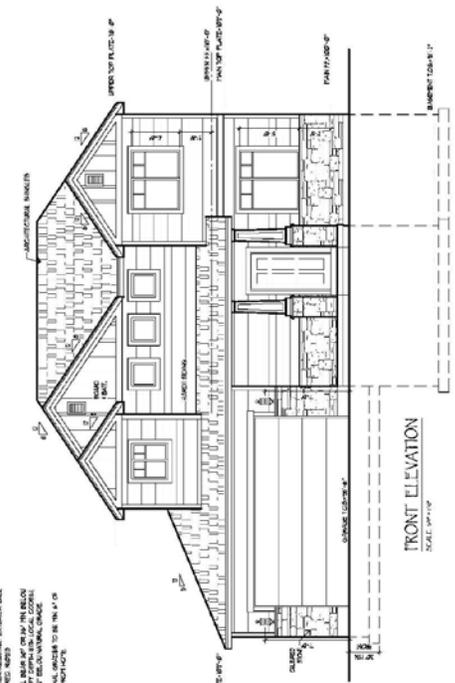
CONCRETE DRIVEWAYS AND SIDEWALKS
 STD. DWG. NO. GW 4A

<p>Crag Wall Design, Inc.</p>	<p>Maple Construction</p>	<p>2009 North 152nd Street Farmdale Tampa, FL 33613</p>	<p>DATE: 06/16/2012 A1.0</p>																			
<p>Notes: 1. All exterior walls shall be finished with the material specified in the schedule of materials. 2. All exterior walls shall be finished with the material specified in the schedule of materials. 3. All exterior walls shall be finished with the material specified in the schedule of materials. 4. All exterior walls shall be finished with the material specified in the schedule of materials. 5. All exterior walls shall be finished with the material specified in the schedule of materials. 6. All exterior walls shall be finished with the material specified in the schedule of materials. 7. All exterior walls shall be finished with the material specified in the schedule of materials. 8. All exterior walls shall be finished with the material specified in the schedule of materials. 9. All exterior walls shall be finished with the material specified in the schedule of materials. 10. All exterior walls shall be finished with the material specified in the schedule of materials.</p>	<p>PLAN NAME: EXTERIOR ELEVATIONS DRAWN BY: [Name] DATE: [Date]</p>	<p>Revision</p> <table border="1"> <tr><td>1</td><td></td></tr> <tr><td>2</td><td></td></tr> <tr><td>3</td><td></td></tr> <tr><td>4</td><td></td></tr> <tr><td>5</td><td></td></tr> <tr><td>6</td><td></td></tr> <tr><td>7</td><td></td></tr> <tr><td>8</td><td></td></tr> <tr><td>9</td><td></td></tr> <tr><td>10</td><td></td></tr> </table>	1		2		3		4		5		6		7		8		9		10	
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EXTERIOR ELEVATIONS

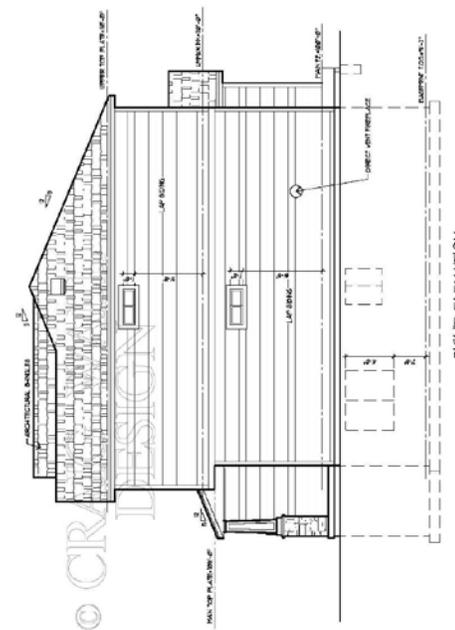


REAR ELEVATION
SCALE: 1/4" = 1'-0"

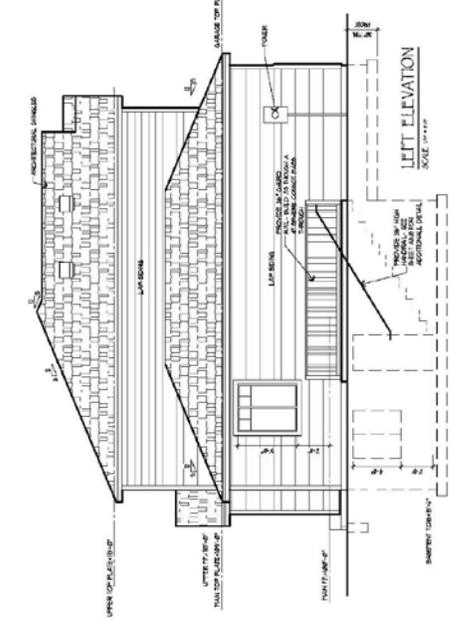


FRONT ELEVATION
SCALE: 1/4" = 1'-0"

NOTES:
 1. ALL EXTERIOR WALLS SHALL BE FINISHED WITH THE MATERIAL SPECIFIED IN THE SCHEDULE OF MATERIALS.
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RIGHT ELEVATION
SCALE: 1/4" = 1'-0"



LEFT ELEVATION
SCALE: 1/4" = 1'-0"

© CIRCULAR DESIGN



ZONE CHANGE AND PRELIMINARY PLAT

REPORT TO THE PLANNING COMMISSION MUHLESTEIN ZONE CHANGE AND PRELIMINARY PLAT

Agenda Date: June 5, 2013.

Staff Contacts: Dave Anderson, Community Development Director.

Reviewed By: The Development Review Committee.

Request: The applicant has proposed to change the zoning on a parcel from Rural Residential to R-1-12 to allow for a 16 lot subdivision.

Zoning: Rural Residential existing, R-1-12 requested.

General Plan: Low Density Residential.

Project Size: 6.55 acres.

Number of lots: 16.

Location: Approximately 1300 South Mill Road.

Background Discussion

This proposal is fairly straightforward. The applicant is proposing to have the zoning changed from Rural Residential to R-1-12 and to then have a standard subdivision approved on the subject property.

The General Plan designation for the subject property is Low Density Residential which allows for development at densities of up to three units per acre. The R-1-12 zone is consistent with the Low Density Residential General Plan designation.

The proposed subdivision conforms to the City's requirements for developments in the R-1-12 zone. An existing home would remain and two parcels would be created to provide space for the development's storm drain facilities.

One concern relative to the proposed development is the condition of Mill Road. In the past, there has been discussion about the road and its ability to carry the additional traffic that would come with proposed developments. Most recently, this discussion has centered on the American Leadership Academy's plans to construct an access onto Mill Road. Staff currently understands that work on improvements to Mill Road has commenced so as to expand the road's ability to safely accommodate the additional traffic anticipated with the ALA connection. Staff believes these upgrades are sufficient to accommodate the additional traffic expected with this development as well.

Staff understands that the applicant held a meeting with the neighbors on May 30 and anticipates having notes from that meeting available before the Commission meeting.

Development Review Committee

The Development Review Committee reviewed this request in their May 29, 2013 meeting and recommended that it be approved. Draft minutes from that meeting read as follows:

Applicant: Dean Ingram



General Plan: Low Density Residential
Zoning: Rural Residential existing, R-1-12 proposed
Location: 1300 South Mill Road

Mr. Anderson explained that the applicant would like to zone the property R-1-12. The City's General Plan allows up to 3 units to the acre. He expressed that he did not have any problem, from a land use perspective, with an R-1-12 zone. He said that the neighbors in the area would probably disagree. The zoning is consistent with the General Plan. Mr. Anderson asked what would happen with the retention basins long term.

Mr. Pierce explained that the retention basins are meant to be used temporarily until an outfall, to a regional facility, is available.

Mr. Johnson explained that if the basin in the Old Mill project could be made bigger and this project could connect to it; that it would be better.

Discussion was held regarding the current home. The plan is that it will remain. The out buildings will be demolished.

Mr. Pierce explained that the pressurized irrigation, to the north, would need to be connected.

Mr. Anderson explained that this proposal was coming to the DRC early in an attempt to make the June Planning Commission meeting.

Discussion was held regarding Mill Road and the changes to Mill Road that were discussed with the approval of the addition to the American Leadership Academy.

Mr. Peterson explained that a 600 amp loop was planned for Mill Road and that there would be some off-site costs in order to tie into it.

Mr. Baker **moved** to recommend **approval** of the Muhlestein Preliminary Plat with the Zone Change request of R-1-12 with the following finding:

Finding

1. That the project does conform to the General Plan for the density.

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

Discussion was held regarding the current construction on Mill Road.

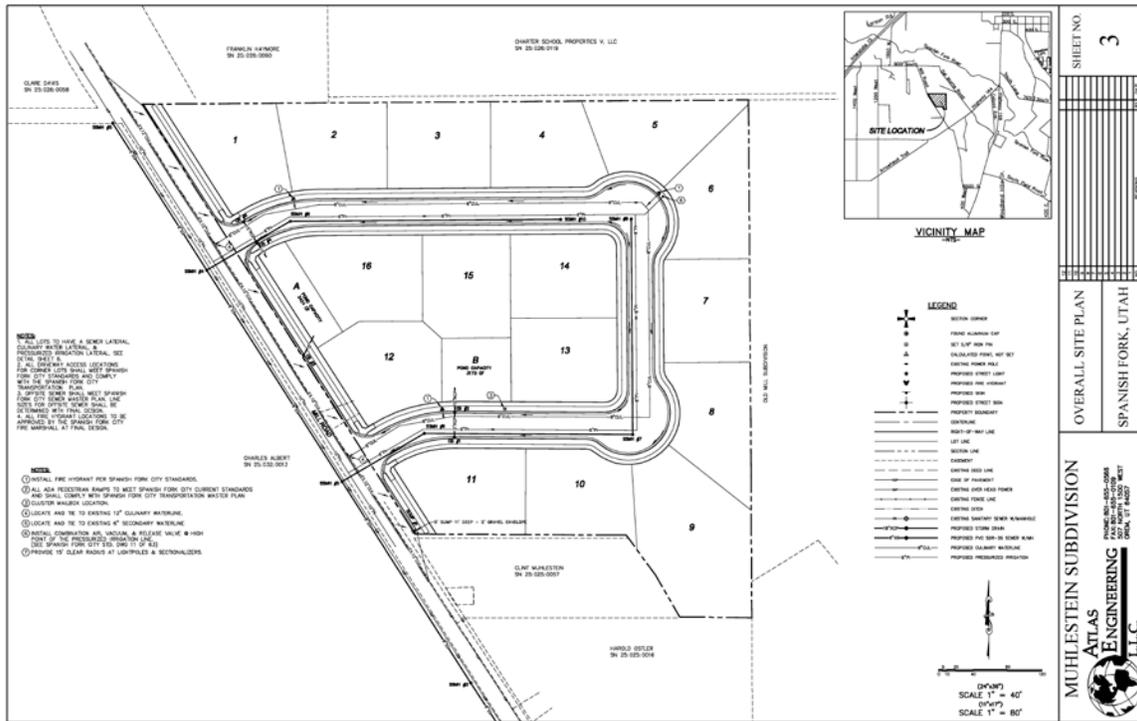
Budgetary Impact

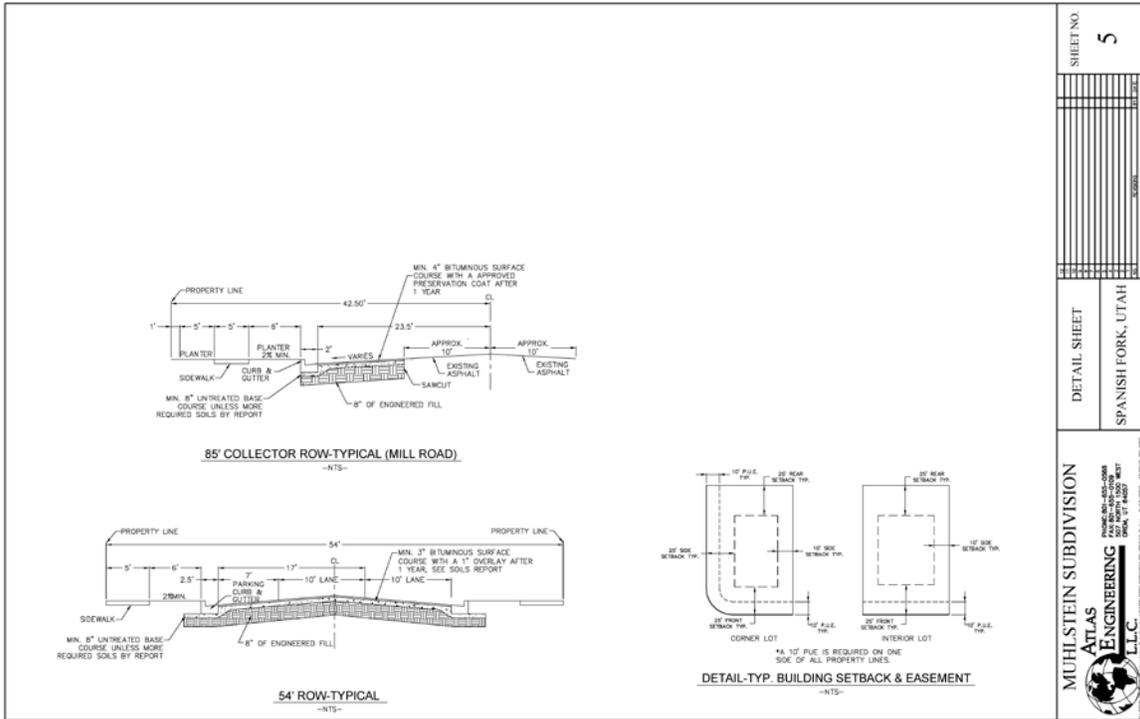
No budgetary impact is anticipated with this proposal.

Recommendation

Staff recommends that the proposed Preliminary Plat and Zone Change be approved.







SHEET NO.
5

DETAIL SHEET	SPANISH FORK, UTAH
--------------	--------------------

MUHLSTEIN SUBDIVISION
ATLAS ENGINEERING
 L.L.C.

REGISTERED PROFESSIONAL ENGINEER
 LICENSE NO. 20088
 CIVIL ENGINEERING
 UTAH
 OFFICE: 1000 WEST 1000 SOUTH, SUITE 100, SALT LAKE CITY, UTAH 84143



CONDITIONAL USE

REPORT TO THE PLANNING COMMISSION AT&T CONDITIONAL USE APPROVAL REQUEST

Agenda Date: June 5, 2013.

Staff Contacts: Dave Anderson, Community Development Director.

Reviewed By: Development Review Committee.

Request: AT&T is requesting Conditional Use approval to modify antennae on an existing communication tower.

Zoning: Public Facilities.

General Plan: Public Facilities.

Project Size: Not applicable.

Number of lots: Not applicable.

Location: Approximately 300 South and 300 West.

Background Discussion

AT&T has applied for Conditional Use approval so as to modify an existing Conditional Use by changing antennae to an existing Telecommunications Tower.

The City's response to applications of this nature in the past has been positive. The City's appreciation for colocation of antennae and other equipment at existing telecommunications sites is based on the goal of working to consolidate the equipment at existing sites rather than to have additional towers constructed.

As proposed, staff believes the proposal would have a negligible impact on the surrounding area. The Development Review Committee has recommended that the proposed Conditional Use be approved.

Development Review Committee

The Development Review Committee reviewed this request in their May 15, 2013 meeting and recommended that it be approved. Minutes from that meeting read as follows:

AT & T

Applicant: AT & T
 General Plan: Public Facilities
 Zoning: Public Facilities
 Location: 350 South 300 West

Mr. Anderson **moved** to recommend **approval** of the AT & T Conditional Use. Mr. Baker **seconded** and the motion **passed** all in favor.

Budgetary Impact

There is no immediate budgetary impact anticipated with the amendment of this approval.



Recommendation

1. Staff recommends that the proposed Conditional Use Permit be approved.

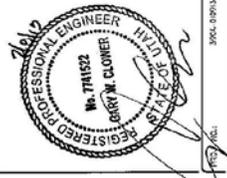




GENERAL DYNAMICS
WIRELESS SERVICES

POWDER RIVER
Development Services, LLC
100 E. SHENANGO STREET
SHARPSVILLE, PA 15759
724.922.5999
www.powderriver.com

SUBTOTALS	
2 02/06/03	FINALS
1 01/27/03	PRELIM REVISIONS
0 01/09/03	ISSUED FOR REVIEW
	CDR



CREATED BY: G.M.C./E.L.H.

10088646
SPANISH FORK
350 SOUTH 300 WEST

SHEET TITLE:
TITLE SHEET

SHEET NUMBER:
T-1



10088646
WES-MV-09237
SPANISH FORK
350 SOUTH 300 WEST
SPANISH FORK, UT 84660

PROJECT DATA

FA NUMBER: 10088646
 SITE NAME: SPANISH FORK
 SITE ADDRESS: 350 SOUTH 300 WEST
 SPANISH FORK, UTAH 84660

TOWER OWNER: NEXTEL

PROPERTY CONTACT: UNKNOWN
 PHONE: UNKNOWN

COORDINATES: LATITUDE: 40° 04' 12.0" N
 LONGITUDE: -111° 39' 55.0" W
 LAT/LONG TYPE: NAD 83

GROUND ELEVATION: 4579 A.M.S.L.

JURISDICTION: CITY OF SPANISH FORK

CURRENT USE: TELECOMMUNICATIONS
 TOWER

PROPOSED USE: AT&T EQUIPMENT
 MODIFICATION

TYPE OF OCCUPANCY: UNFURNISHED

CONSTRUCTION TYPE: II-B

PROJECT CONTACTS

ENGINEERING:
 POWDER RIVER DEVELOPMENT SERVICES, LLC
 100 E. SHENANGO STREET
 SHARPSVILLE, PA 15759
 PHONE: 724.922.5999
 FAX: 724.922.6009
 CONTACT: JASON DOCTER

APPLICANT:
 GENERAL DYNAMICS WIRELESS SERVICES
 1750 FOUNDERS PARK, #120
 ALPHARETTA, GA 30009-7600

APPLICANT CONTACT:
 L. STEPHEN PARKER, PMP
 REGIONAL MANAGER
 PHONE: 502.216.2501

SITE ACQUISITION:
 POWDER RIVER DEVELOPMENT SERVICES, LLC
 405 HEBBARD SOUTH, #200
 FARMERSVILLE, TX 77437
 PHONE: 614.399.3910
 FAX: 614.399.3914
 CONTACT: DAN KEDEL

SHEET INDEX

T4	TITLE SHEET
A-1	COMPOUND PLAN & E. FANION
A-2	SECTIONS & DETAILS
A-3	SECTIONS & DETAILS
A-4	ELECTRICAL NOTES
A-5	FOUNDATIONS NOTES & DETAILS

APPLICABLE CODES & STANDARDS

UNIFORM BUILDING CODE - IRC 2012 EDITION

ELECTRIC CODE: 2011 NATIONAL ELECTRIC CODE

LIGHTING PROTECTION CODE: NFPA 790 2011

AMERICAN CONCRETE INSTITUTE (ACI) 308 BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE

AMERICAN INSTITUTE OF STEEL CONSTRUCTION (AISC), MANUAL OF STEEL CONSTRUCTION, LATEST EDITION

AMERICAN TELECOMMUNICATIONS INDUSTRY ASSOCIATION (AT&T) STANDARDS FOR TELECOMMUNICATIONS TOWER AND ANTENNA SUPPORTING STRUCTURES

UL 600 CONCRETE AND IRON WORKING AND IRONING REQUIREMENTS FOR TELECOMMUNICATIONS

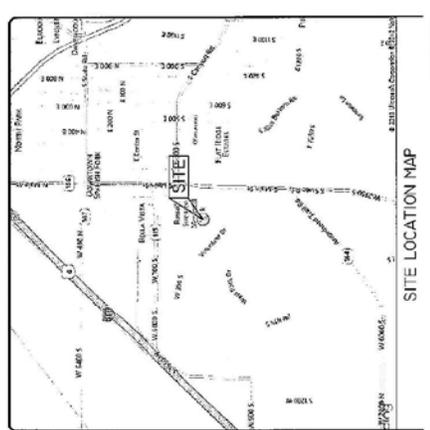
IEEE 693-2005 RECOMMENDED PRACTICE FOR POWERING AND GROUNDING ELECTRONIC EQUIPMENT

IEEE C2-202 - NATIONAL ELECTRIC SAFETY CODE

TELECOMMA GR-075 GENERAL INSTALLATION REQUIREMENTS AND T-1 FOR TELECOM - DC POWER SYSTEMS

PROJECT SCOPE/DATA

INFORMATION TO SERVICES TELECOMMUNICATIONS FACILITY OWNED OR LEASED BY AT&T MOBILITY LLC IN ACCORDANCE WITH THE SCOPE OF WORK PROVIDED BY GENERAL DYNAMICS, INC. CONTRACTOR SHALL VERIFY ALL PLANS AND EXISTING CONDITIONS AND CONDITIONS IN FIELD OF WORK. CONTRACTOR SHALL NOTIFY PROJECT MANAGER IMMEDIATELY IN WRITING OF ANY DISCREPANCIES OR OMISSIONS. CONTRACTOR SHALL BE RESPONSIBLE FOR SAME.



SITE LOCATION MAP

DIRECTIONS

FROM NEAREST INTERSTATE/TOLL ROAD:
 FROM I-89 SOUTH:
 DEPART I-89 S. AT EXIT 462, TAKE RAMP RIGHT FOR US 86 TOWARD SPANISH FORK.
 TURN LEFT ON TO US-86/MAIN ST. KEEP STRAIGHT ON TO US-86/MAIN ST/US STATE RD. TURN RIGHT ON TO W 300 S. SITE BEHIND RUSSELL SHREINER RECREATIONAL PARK.



GENERAL DYNAMICS
Wireless Services

POWDER RIVER
General Dynamics Wireless, LLC
120 E BRIMMINGO STREET
SMARSBURG, PA 19100
717-262-8899
www.powderriver.com

SUBMITTALS			
1	07/22/15	Finals	KE
2	07/22/15	Revised Revisions	COH
3	07/22/15	Issued for Review	COH



CHECKED BY: G.W.C./G.S.P.
300L-01003
DATE: 07/22/15

10088646
SPANISH FORK
350 SOUTH 300 WEST

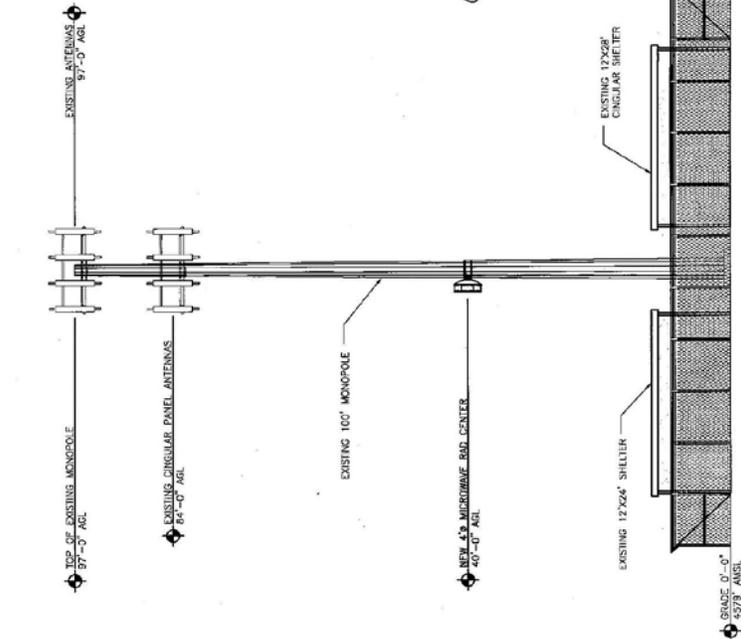
SHEET TITLE:
COMPOUND PLAN
& ELEVATION

SHEET NUMBER:
A-1

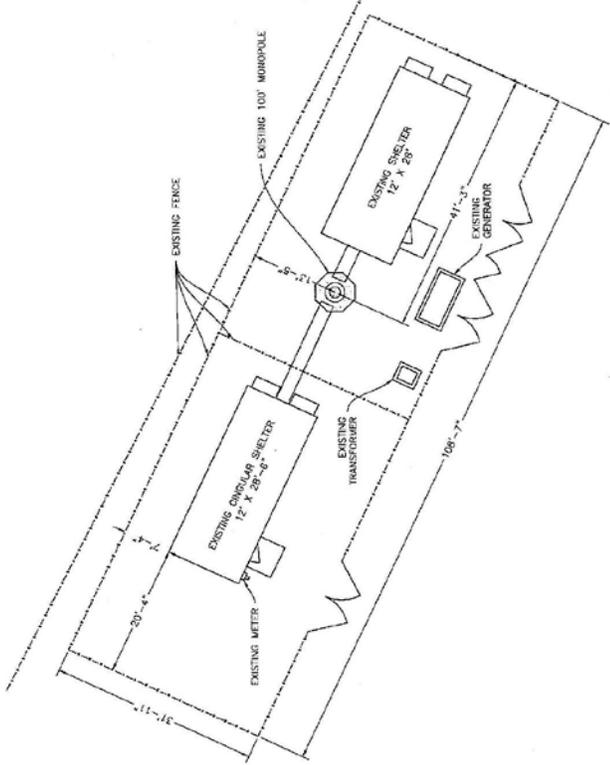
NOTES:
1. THE RINGS WILL BE INSTALLED INSIDE THE EXISTING SHELTER.
2. THE DASH PLACEMENT WILL BE SHOWN ON THE AS-BUILTS.

ANTENNA NAME	ANTENNA MODEL	HEIGHT (ft.)	FEEDLINE SIZE	FEEDLINE TYPE	PROJ. MODEL	DATE
ANDREW	VHS-PXA-11W	157.72	40"	EM-89	SMFR11-H12870-150	1

RF SYSTEM SCHEDULE						
ANTENNA NAME	ANTENNA MODEL	HEIGHT (ft.)	FEEDLINE SIZE	FEEDLINE TYPE	PROJ. MODEL	DATE
ANDREW	VHS-PXA-11W	157.72	40"	EM-89	SMFR11-H12870-150	1



2 TOWER VIEW
SCALE: N.T.S.



1 COMPOUND VIEW
SCALE: N.T.S.





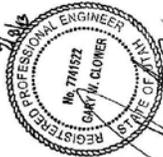
GENERAL DYNAMICS
Weather Services



POWDER RIVER
Development Services, LLC
100 E. SHERRING STREET
SHARRSVILLE, PA 19380
717.897.8999
www.prdtservices.com

SUBMITTALS

2	02/09/13	FINALS	KE
1	01/22/13	REQUIRE REVISIONS	CCH
0	09/09/12	ISSUED FOR REVIEW	CLH



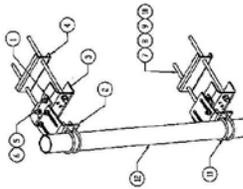
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G.W.C./G.S.K.

10088646
SPANISH FORK
3510 SOUTH 300 WEST

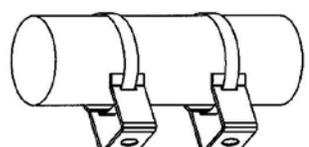
SHEET TITLE:
SECTIONS &
DETAILS

SHEET NUMBER:
A-2

ITEM NO.	DESCRIPTION	QTY	UNIT
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2	3/8" DIA. X 1/4" THICK ALUMINUM PLATE	2	PCS
3	1/4" DIA. X 1/4" THICK ALUMINUM PLATE	2	PCS
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8	1/4" DIA. X 1/4" THICK ALUMINUM PLATE	2	PCS
9	1/4" DIA. X 1/4" THICK ALUMINUM PLATE	2	PCS
10	1/4" DIA. X 1/4" THICK ALUMINUM PLATE	2	PCS
11	1/4" DIA. X 1/4" THICK ALUMINUM PLATE	2	PCS
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47	1/4" DIA. X 1/4" THICK ALUMINUM PLATE	2	PCS
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50	1/4" DIA. X 1/4" THICK ALUMINUM PLATE	2	PCS

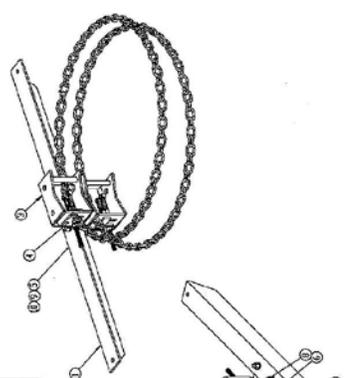


5 MICROWAVE DISH MOUNTING DETAIL
SCALE: N.T.S.



SPACED OFF HANGERS BY 14" (OR APPROVED EQUIVALENT)

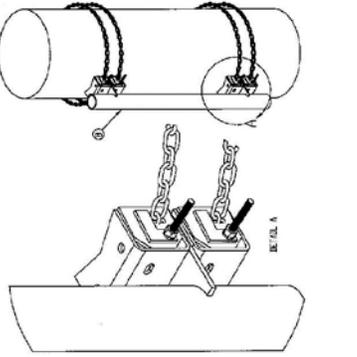
BUTTERFLY HANGER #14 (OR APPROVED EQUIVALENT)



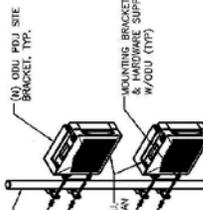
7 MICROWAVE DISH MOUNTING DETAIL (COMMSCOPE CM-SH60)
SCALE: N.T.S.



3 CLICK-ON HANGERS INSTALLATION
SCALE: N.T.S.



6 MICROWAVE DISH MOUNTING DETAIL (COMMSCOPE CM-H60-63)
SCALE: N.T.S.



(0) ODU PER SITE BRACKET, TYP.

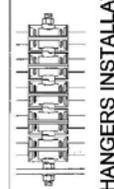
(0) ODU PER FLAN MOUNTING BRACKET & HARDWARE SUPPLIED W/ODU (TYP)

1 ODU MOUNT DETAIL
SCALE: N.T.S.



912MCLICK

2 CLICK-ON HANGERS DETAIL
SCALE: N.T.S.



3 CLICK-ON HANGERS INSTALLATION
SCALE: N.T.S.

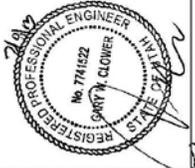


GENERAL DYNAMICS
Wireless Services

POWDER RIVER
COMMUNICATIONS, LLC
100 E. SHENANDO ST. #1010
SHARPSVILLE, PA 16150
717.302.2996
www.powderriver.com

SUBMITTALS

1	07/22/13	ISSUE FOR REVIEW	CCU
2	07/26/13	ISSUE FOR REVIEW	CCU
3	07/27/13	ISSUE FOR REVIEW	CCU
4	07/27/13	ISSUE FOR REVIEW	CCU
5	07/27/13	ISSUE FOR REVIEW	CCU
6	07/27/13	ISSUE FOR REVIEW	CCU
7	07/27/13	ISSUE FOR REVIEW	CCU
8	07/27/13	ISSUE FOR REVIEW	CCU
9	07/27/13	ISSUE FOR REVIEW	CCU



CHECKED BY: E. W. C. A.S.T.
DATE: 08/01/13

10088646
SPANISH FORK
350 SOUTH 300 WEST

SHEET TITLE:
SECTIONS &
DETAILS

SHEET NUMBER:
A-3

Detailed Design Information

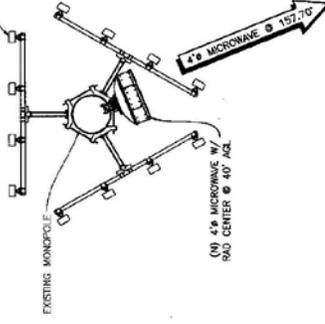
Item	Site A		Site Z	
	Existing	Change to	Existing	Change to
Item Model	NA	VH144-11W	NA	VH144-11W
Item Size	NA	4ft	NA	4ft
# of Elements	NA	1	NA	1
Altitude	NA	157.6ft	NA	337.25ft
Lead Center	NA	4ft	NA	4ft
Frequency	NA	2035.00000	NA	1235.00000
Radio Type	NA	9500W-1-112832-146	NA	9500W-1-112832-150
# of Radios	NA	1	NA	1
Cable Type	NA	FM90	NA	FM90
Cable Length (ft)	NA	20ft	NA	20ft
Transport Drop (ft)	NA	ES01NET	NA	ES01NET

MW Data Sheet

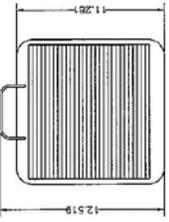
DATE	10/27/2013	MW Engineer Name	Arnel Nadeau
Site Name (A, B, Z)	SPANISH FORK - SPANISH FORK	Contract #	972-935-1814
Name of Existing Link		Contract #	
Site ID	015DKC-SPANISH FORK	End Site (2) Info	
Site #	11188	UTSICC-SALEM PARK	
Coordinate	42° 4' 22.0" N	UTM	18Q UG 718 77 N
Address	346 SOUTH 300 WEST	UTM	111° 39' 25.2" W
City	SPANISH FORK	UTM	111° 39' 25.2" W
Affected Sites	SPANISH FORK	UTM	111° 39' 25.2" W

4 MICROWAVE INFORMATION
SCALE: N.T.S.

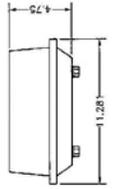
EXISTING CIRCULAR ANTENNAS W/ RAD CENTER @ 94° AZL
(4 ANTENNAS PER SECTION - 3 SECTIONS)



1 NOT USED
SCALE: N.T.S.



2 ALCATEL-LUCENT 9500 MPR ODU DETAIL
SCALE: N.T.S.



3 EW-90 DETAIL
SCALE: N.T.S.



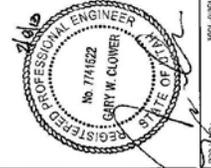
5 ANTENNA PLAN
SCALE: N.T.S.



GENERAL DYNAMICS
WIRELESS SERVICES

POWDER RIVER
Development Services, LLC
100 E. S. ENHARTO STREET
SHARPSVILLE, PA 18781
www.powderriver.com

SUBMITTALS			
1	01/22/15	REQUIREMENTS	ICM
2	02/08/15	FINALS	KE
3	01/29/15	REVISIONS	ICM

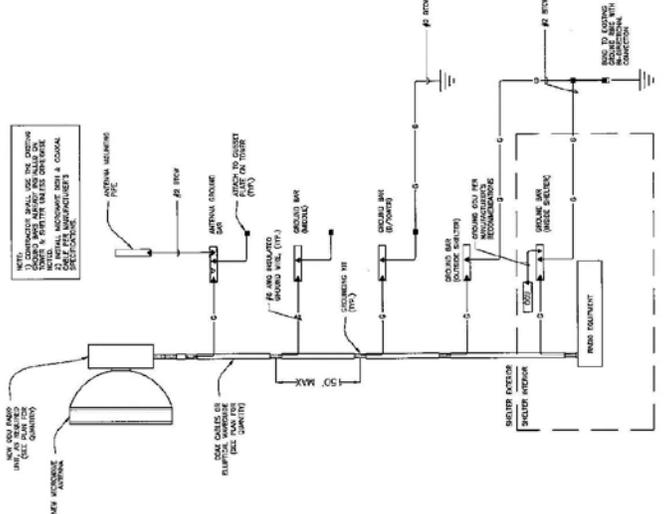


DESIGNED BY: G.M.C./G.S.H.
DATE: 01/22/15

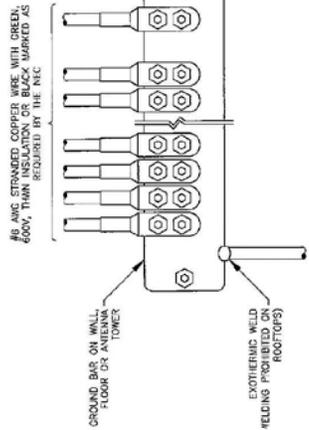
10088646
SPANISH FORK
350 SOUTH 300 WEST

SHEET TITLE:
GROUNDING NOTES
& DETAILS

SHEET NUMBER:
E-2



GROUNDING RISER DIAGRAM



GROUNDING NOTES:

1. THE SUBCONTRACTOR SHALL REVIEW AND INSPECT THE EXISTING FACILITY GROUNDING SYSTEM (AS DESIGNED AND INSTALLED) FOR DEFICIENCIES. THE SYSTEM SHALL BE REDESIGNED AND REINSTALLED AS REQUIRED BY THE AUTHORITY HAVING JURISDICTION (AHJ), THE SITE SPECIFIC (UL/IEC OR NFPA) LIGHTNING PROTECTION CODE, AND GENERAL COMPLIANCE WITH TELECOM AND TIA GROUNDING STANDARDS. THE SUBCONTRACTOR SHALL REPORT ANY VIOLATIONS OR AVERSE FINDINGS TO THE CONTRACTOR FOR RESOLUTION.
2. ALL GROUND ELECTRODE SYSTEMS (INCLUDING TELECOMMUNICATION, RADIO, LIGHTNING PROTECTION, AND AC POWER (60/50)) SHALL BE BONDING TOGETHER, AT OR BELOW GRADE, BY TWO OR MORE COPPER BONDING CONDUCTORS IN ACCORDANCE WITH THE NEC.
3. THE SUBCONTRACTOR SHALL PERFORM BEEF FALL-OF-POTENTIAL RESISTANCE TO EARTH TESTING (PER BEE 700 AND B) FOR NEW GROUND ELECTRODE SYSTEMS. THE SUBCONTRACTOR SHALL FURNISH AND INSTALL SUPPLEMENTAL GROUND ELECTRODES TO MEET THE TESTING REQUIREMENTS. TESTING SHALL BE PERFORMED IN ACCORDANCE WITH 2400-100-1000-001, BEE 700, AND TESTING OF FACILITY GROUNDING FOR CELL SITES.
4. METAL RACKWAY SHALL NOT BE USED AS THE NEC REQUIRED EQUIPMENT GROUND CONDUCTOR. STRANDED COPPER CONDUCTORS WITH GREEN INSULATION, SIZED IN ACCORDANCE WITH THE NEC, SHALL BE FURNISHED AND INSTALLED WITH THE POWER CONDUITS TO ETS EQUIPMENT.
5. EACH BTS CABINET FRAME SHALL BE DIRECTLY CONNECTED TO THE WASTHER GROUND BAR WITH GREEN INSULATED SUPPLEMENTAL EQUIPMENT GROUND WIRES. THE WASTHER GROUND BAR SHALL BE BONDING TO THE #6 AWG STRANDED COPPER BONDING CONDUCTORS.
6. EXOTHERMIC WELDS SHALL BE USED FOR ALL GROUNDING CONNECTIONS BEFORE GRADE.
7. APPROVED ANTICORROSION COATINGS (I.E. CONDUCTIVE GEL OR PASTE) SHALL BE USED ON ALL COMPRESSION AND BOLTED GROUND CONNECTIONS.
8. ICE BRIDGE FORMING CONDUCTORS SHALL BE EXOTHERMICALLY BONDING OR BOLDED WITH STAINLESS STEEL FURNISHING TO THE BRIDGE AND THE TOWER GROUND BAR.
9. ALUMINUM CONDUCTORS OR COPPER CLAD STEEL CONDUCTORS SHALL NOT BE USED FOR GROUNDING CONDUCTORS.
10. ALL ELECTRICAL METAL DEVICES, FRAMES AND SUPPORTS SHALL BE BONDING TO THE GROUND RING, IN ACCORDANCE WITH THE NEC.
11. METAL CONDUIT AND TRAY SHALL BE GROUNDING AND MADE ELECTROLYTICALLY CONTINUOUS WITH LISTED BONDED FITTINGS OR BY BONDING ACROSS THE DISCONTINUITY WITH #6 AWG COPPER WIRE AND ALL APPROVED GROUNDING TYPE CONDUIT CLAMPS.
12. GROUND CONDUCTORS USED IN THE FACILITY GROUND AND LIGHTNING PROTECTION SYSTEM SHALL NOT BE ROUTED THROUGH METALLIC SHEETS THAT FORM A RING AROUND THE CONDUCTOR, SUCH AS METALLIC CONDUIT SUPPORT CLIPS OR METALLIC TRAY. THE CONDUCTOR SHALL BE BONDING TO THE METALLIC TRAY OR METALLIC CONDUIT TO MEET CODE REQUIREMENTS OR LOCAL CONDITIONS. NON-METALLIC MATERIALS SUCH AS PVC PLASTIC CONDUIT SHALL BE USED, WHERE USE OF METAL CONDUIT IS UNAVOIDABLE (E.G., NON-METALLIC CONDUIT PROHIBITED BY LOCAL CODE). THE GROUND CONDUCTOR SHALL BE BONDING TO EACH END OF THE METAL CONDUIT.
13. ALL TOWER GROUNDING SYSTEMS SHALL COMPLY WITH THE REQUIREMENTS OF ANSI/TIA 222, FOR TOWERS BEING BUILT TO REVISION C OF THE STANDARD. THE WIRE SIZE OF THE BONDING GROUND RING AND CONNECTIONS BETWEEN THE TOWER AND THE TOWER GROUNDING SYSTEM SHALL BE DETERMINED BY THE TOWER MANUFACTURER. IN ADDITION, THE MINIMUM LENGTH OF THE GROUND RODS SHALL BE INCREASED FROM 8 FEET TO 10 FEET.

ORDINANCE NO. __-13

ROLL CALL

VOTING	YES	NO
G. WAYNE ANDERSEN <i>Mayor (votes only in case of tie)</i>		
ROD DART <i>Council member</i>		
RICHARD M. DAVIS <i>Council member</i>		
BRANDON B. GORDON <i>Council member</i>		
STEVE LEIFSON <i>Council member</i>		
KEIR A. SCUBES <i>Council member</i>		

I MOVE this ordinance be adopted: Council member

I SECOND the foregoing motion: Council member

ORDINANCE No. __-13

AN ORDINANCE MAKING VARIOUS AMENDMENTS TO THE LAND USE ORDINANCE OF SPANISH FORK CITY

WHEREAS, Spanish Fork City has enacted a land use ordinance to regulate the development of land within the City, establish zoning to protect property values, and establish administrative rules concerning land use; and

WHEREAS, amendments to the land use ordinance need to be made from time to time in order to remain compliant with state and federal law, become more efficient, and to keep standards in line with best construction and safety practices; and

WHEREAS, Utah state law has recently been changed which limits the amount of the bond to guarantee infrastructure improvements to ten percent (10%) of the total bond

amount; and

WHEREAS, the City allows developers the benefit of connector's agreements, and should receive that same benefit when it performs improvements which will benefit specific properties; and

WHEREAS, a public hearing was held before the Planning and Zoning Commission on Wednesday, the 8th day of May, 2013, whereat public comment was received; and

WHEREAS, a public hearing was held before the Spanish Fork City Council on Tuesday, the 21st day of May, 2013, whereat additional public comment was received;

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

I.

Spanish Fork Municipal Code §§15.4.16.020 and 110 are hereby amended as follows:

15.4.16.020 Unavailability of Adequate Public Facilities

A. In the event that the city engineer determines that adequate public facilities are not available and will not be available by the time of 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 developers 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 connector's agreement authorized by this paragraph must be requested within 30 days of the completion and acceptance by the 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 approval and the issuance of building permits until all necessary public facilities are adequate and available; or
4. Denying approval and allowing the applicant to reapply when adequate public facilities are available.

B. In the event the City installs infrastructure improvements which benefits

specific properties, it may also recover reimbursement on a pro-rata basis from the benefitted properties when they develop, on the same basis as a developer would recover reimbursement with a connector's agreement as set forth in paragraph A.

C. When a connector's agreement is granted, or the City installs infrastructure for which it will be reimbursed, the City will record a notice against the benefitted properties so that a future owner/developer will be on notice of development costs associated with that parcel.

15.4.16.110 Security for Improvements Required

The owners and/or developers of property shall deposit security with the City to guarantee proper installation of all required improvements in accordance with the plans, specifications, time limitations, and conditions relating thereto as meets with the approval of the Council or such personnel as the Council shall designate. The amount of the security shall be 125% of the City's estimated costs of the improvements. Security shall be in the form of cash in the minimum amount of ten percent (10%) of the City's bond amount. The balance of the security shall be in the form of cash, an irrevocable letter of credit, or an escrow bond.

Irrevocable letters of credit or escrow bonds shall be executed by financial institutions acceptable to the City and authorized to conduct business in the State of Utah, and must be in the form approved by the City. The bond or letter of credit as required by this section must be posted prior to recording. Upon completion, inspection, approval, and acceptance of the improvements, the security, less ten percent (10%), shall be released to the developer. Ten percent (10%) of the security amount shall be held for a period of one (1) year following final inspection and acceptance to warrant improvements for this time period.

The ten percent retained for the warranty period shall be in cash. The cash amount may be released one year after installation, final inspection, and acceptance by City, if no repairs or replacement are required to the infrastructure installed.

II.

This ordinance shall be effective twenty days after passage and publication.

PASSED AND ORDERED PUBLISHED BY THE CITY COUNCIL OF SPANISH FORK, UTAH, this 18th day of September, 2012.

G. WAYNE ANDERSEN, Mayor

Attest:

Kent R. Clark, City Recorder