



Planning Commission Agenda April 2, 2014

6:00 P.M.

Planning Commissioners

Brad Gonzales

George Gull

Bruce Fallon

Richard Heap

Reed Swenson

Treaci Tagg

1. Preliminary Activities

- a. Pledge of Allegiance
- b. Approval of Minutes: August 28, 2013, February 5, 2014, and March 5, 2014

2. General Plan Amendment and Zone Change

- a. **The Ridge**
Applicant: Dos Amigos
General Plan: Medium and Low Density existing; High Density Residential proposed
Zoning: R-1-6 existing; R-3 requested
Location: 2700 East Canyon Road

3. Preliminary Plats

- a. **The Ridge**
Applicant: Dos Amigos
General Plan: Medium and Low Density existing; High Density Residential proposed
Zoning: R-1-6 existing; R-3 requested
Location: 2700 East Canyon Road

4. Annexation

- a. **Elsie S. Thomas Annexation**
Applicant: Knell Architects
General Plan: Mixed Use and Medium Density Residential
Zoning: Rural Residential proposed
Location: 1000 West 100 South

5. Other Business

6. Adjourn

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) 804-4531.

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Tentative Minutes
Spanish Fork City Planning Commission Meeting
March 5, 2014

Commission Members Present: Chairman Brad Gonzales, Bruce Fallon, George Gull, Treaci Tagg. Absent: Reed Swenson, Richard Heap.

Staff Present: Dave Anderson, Community Development Director; Angie Warner, Deputy Recorder; Cory Pierce, Development Engineer; Jered Johnson, Engineering Division Manager; Jason Sant, Assistant City Attorney.

Citizens Present: Steve Maddox, Janene Baadsgaard.

PRELIMINARY ACTIVITIES

Pledge of Allegiance

Chairman Gonzales led in the pledge.

ORDINANCE AMENDMENTS AND ZONE CHANGES

Title 15

Applicant: Spanish Fork City

General Plan: City-wide

Zoning: City-wide

Location: City-wide

Mr. Anderson reviewed the proposed changes or additions to the following areas:

1. Driveway Slopes
2. Pedestrian Connections
3. Impact Fees for Existing Lots
4. Plat Amendment Process
5. Master Plan Development
6. Subdivision Waiver
7. Two Points of Access
8. Dedication of Corridor Next to River
9. Local Street Connectivity
10. Hearing Requirement
11. Agricultural Sales
12. Definitions
13. Notices
14. Outdoor Storage
15. Zoning Table
16. Residential Districts
17. Submittal Requirements
18. Recordation and Construction
19. Bonding Requirement
20. Carport Setbacks
21. Downtown Commercial Parking

48 Mr. Anderson said that Development Review Committee recommends approval.

49

50 Chairman Gonzales welcomed public comment.

51

52 There was none.

53

54 Chairman Gonzales asked staff to clarify the top of the bank for 40-foot easement by the river.

55

56 Commissioner Fallon **moved** to recommend **approval** of the Title 15 Amendments with the
57 clarification of the top of the bank for the 40 foot easement by the river.

58 Commissioner Gull **seconded** and the motion **passed** all in favor.

59

60 **Mayfield**

61 **Applicant: Edge Homes**

62 **General Plan: Low Density Residential**

63 **Zoning: Exclusive Agriculture existing, R-1-12 proposed**

64 **Location: 2550 East 130 North**

65

66 Chairman Gonzales reviewed the history on this item. Chairman Gonzales highlighted the
67 following concerns: sidewalk improvements, streets and road safety, fencing, and pedestrian
68 sidewalk.

69

70 Chairman Gonzales **moved** to recommend **approval** of the Mayfield Zone Change.

71 Commissioner Fallon **seconded** and the motion **passed** all in favor.

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73 **PRELIMINARY PLATS**

74 **Mayfield**

75 **Applicant: Edge Homes**

76 **General Plan: Low Density Residential**

77 **Zoning: Exclusive Agriculture existing, R-1-12 proposed**

78 **Location: 2550 East 130 North**

79

80 Chairman Gonzales asked about the future road alignment.

81

82 Steve Maddox explained that you can't predict the future, but between meetings with city staff,
83 engineers etc. this is the best guess.

84

85 Discussion took place regarding the irrigation ditch.

86

87 Chairman Gonzales **moved** to recommend **approval** of the Mayfield Preliminary Plat.

88 Commissioner Tagg **seconded** and the motion **passed** all in favor.

89

90 **Muhlestein Meadows**

91 **Applicant: Edge Homes**

92 **General Plan: Low Density Residential**

93 **Zoning: Exclusive Agriculture existing, R-1-12 proposed**

94 **Location: 1300 South Mill Road**

95
96 Mr. Anderson said that occasionally developments need pedestrian accesses so children do not
97 have to walk on busy roads. This development is close to a school and it would be convenient
98 to have a pedestrian access to the school. City Staff and the Development Review Committee
99 request to amend the Muhlestein Meadows Preliminary Plat to have it as a Master Planned
100 Development. With that change it will allow the developer to have 3 lots to be slightly smaller
101 than the required 15,000 square foot lots to accommodate the LID.

102
103 Commissioner Fallon **moved** to recommend **approval** of the Amended Muhlestein Meadows
104 Preliminary Plat.

105 Commissioner Tagg **seconded** and the motion **passed** all in favor.

106
107 **OTHER BUSINESS**

108 **Discussion on proposed changes to the General Plan**

109 Mr. Anderson presented a development summary for 2013 to the commissioners. Mr.
110 Anderson reviewed the yearly comparisons.

111
112 Chairman Gonzales **moved** to **adjourn**.

113 Commissioner Fallon **seconded** and the motion **passed** all in favor at 7:30pm.

114
115 **Adopted:**

116 _____
Angie Warner, Deputy Recorder



GENERAL PLAN AND ZONING MAP AMENDMENTS

REPORT TO THE PLANNING COMMISSION THE RIDGE GENERAL PLAN AND ZONING MAP AMENDMENTS

Agenda Date: April 2, 2014.

Staff Contacts: Dave Anderson, Community Development Director.

Reviewed By: The Development Review Committee.

Request: The applicant has proposed a townhome development on a 14-acre site and needs to have both the General Plan and Zoning Maps amended in order to facilitate the project's approval.

Zoning: R-1-6 existing, R-3 proposed.

General Plan: Medium and Low Density Residential existing, Mixed Use and High Density Residential proposed.

Project Size: 14 acres for the proposed Zoning Map Amendment.

Number of lots: not applicable.

Location: approximately 2700 East Canyon Road.

Background Discussion

Over the course of the past several months, the Commission has discussed various concepts for the development of the subject property. Most recently, the applicant approached the Commission with a concept plan for a townhome development. In short, the proposal that is before the Commission at this time is made in pursuit of having the previously viewed concept plan approved.

General Plan Amendment

When the idea of amending the General Plan was discussed with the Commission, staff believes the Commission made it clear they felt we should look at the area from a comprehensive perspective, rather than to just focus on the properties involved in the proposed development. Staff has prepared the attached General Plan Map Amendment proposal with that perspective in mind.

In staff's view, more than one approach could be employed to amend the map in a functional manner. Some of the changes that staff is proposing are based on the ideas that the 2550 East Canyon Road intersection will become a very significant and highly utilized intersection and that non-residential development will occur to the west on the other side of 2550 East.

The 2550 East intersection will be changed significantly this upcoming year when it is realigned to the east and a traffic control light is installed. Given that fact and the idea that high density residential development may exist with The Ridge project to the east, staff believes the property on the northeast corner of the 2550 East intersection may become well suited for some type of non-residential development. For that reason, staff has suggested that the corner be designated Mixed Use on the General Plan Map.

Relative to the area on the southeast corner of the US 6 and 2550 East intersection, staff believes there is some reason to plan for a transition between what may be fairly intense commercial development and the existing subdivision to the

south. Staff has proposed the addition of a Mixed Use area to promote the concept of needing a land-use transition between the Commercial area and the existing subdivision.

The only other significant change involves the property included in The Ridge and the homes between The Ridge and Somerset Village. Staff believes there are a few locations in the City that are appropriate for higher density residential development than what is commonly found elsewhere in the community. Staff believes these properties are among those that are appropriate for higher density like what is proposed with The Ridge. Staff feels this way for several reasons including the following:

1. Access to the subject properties can be provided directly to one of two arterial class roads, 2550 East or Canyon Road.
2. The properties' proximity to arterial and collector class roads make them less well suited for other types of residential development.
3. That the higher density residential development would support the development of the Urban Village area to the west.
4. That the higher density residential development in close proximity to the Urban Village area would help create a more pedestrian friendly community where active transportation would function well.

For those reasons, staff has proposed that the properties included in The Ridge and those between The Ridge and Somerset Village be designated High Density Residential on the General Plan Map.

Zoning Map Amendment

In short, staff believes the proposed Zone Change is pretty easy to act on, either to approve or deny, depending on how the Commission and Council view the proposed General Plan Map amendment. Staff notes that the only properties included in the proposed Zone Change are those included in The Ridge Development. The attached proposed Zoning Map identifies the properties included in the proposed Zone Change.

Development Review Committee

The Development Review Committee reviewed this request in their March 12, 2014 meeting and recommended that it be approved.

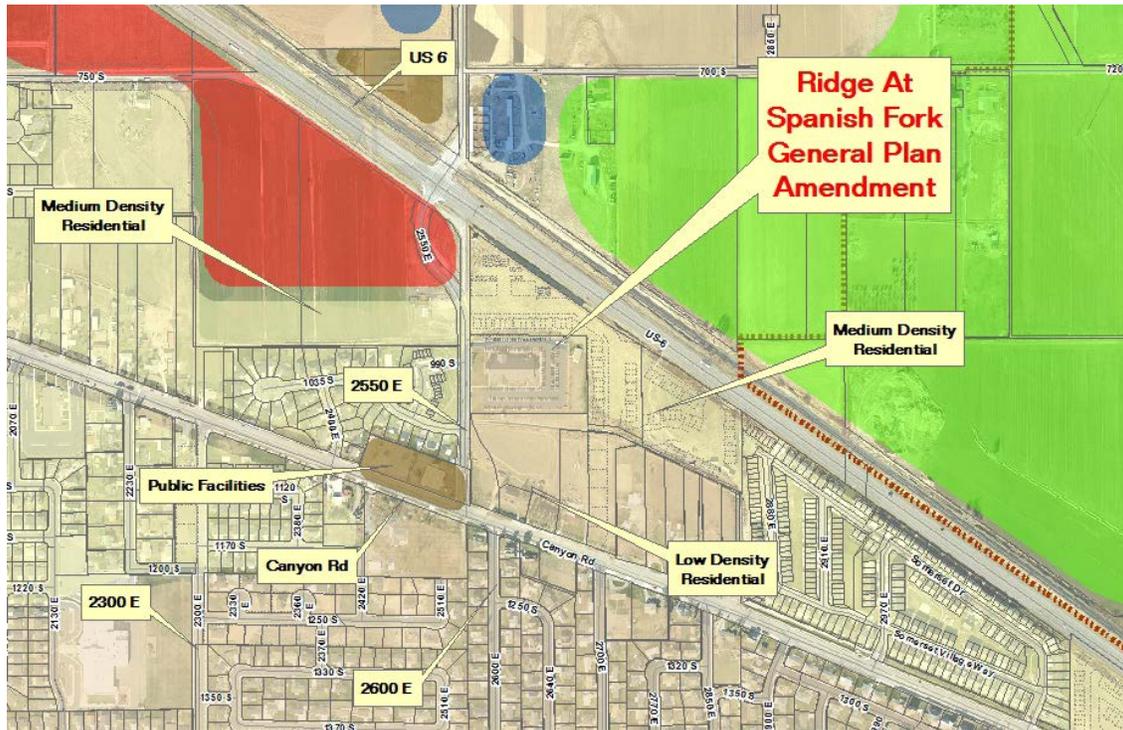
Budgetary Impact

No budgetary impact is anticipated with this proposal.

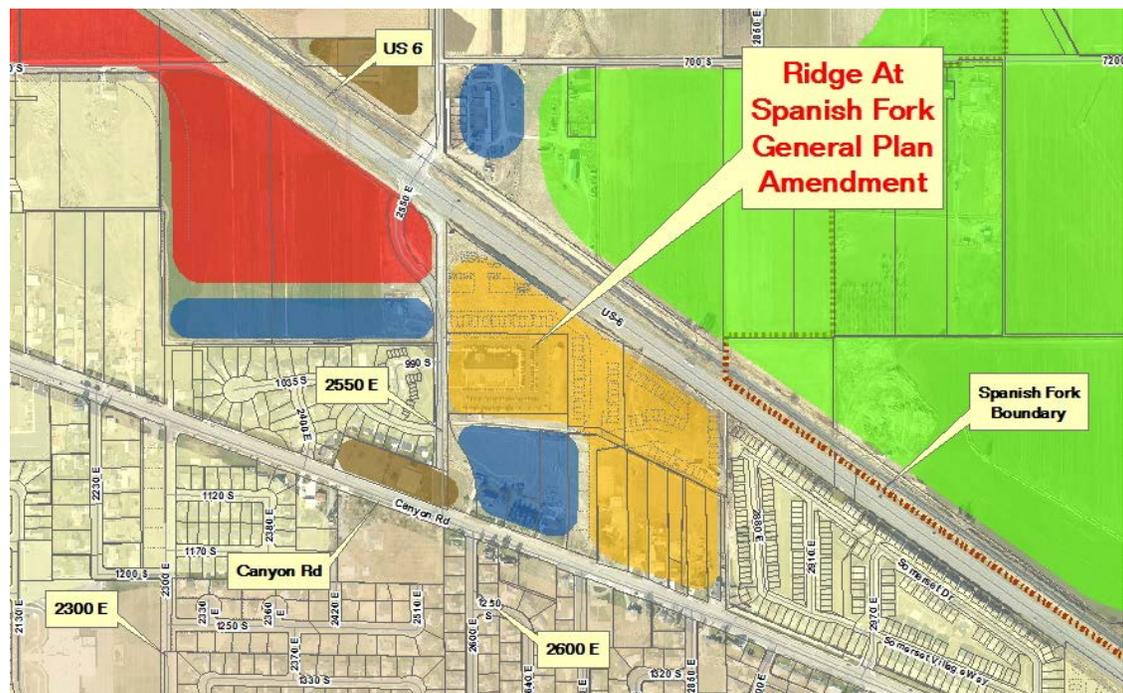
Recommendation

Staff recommends that the proposed General Plan and Zoning Map Amendments be approved.

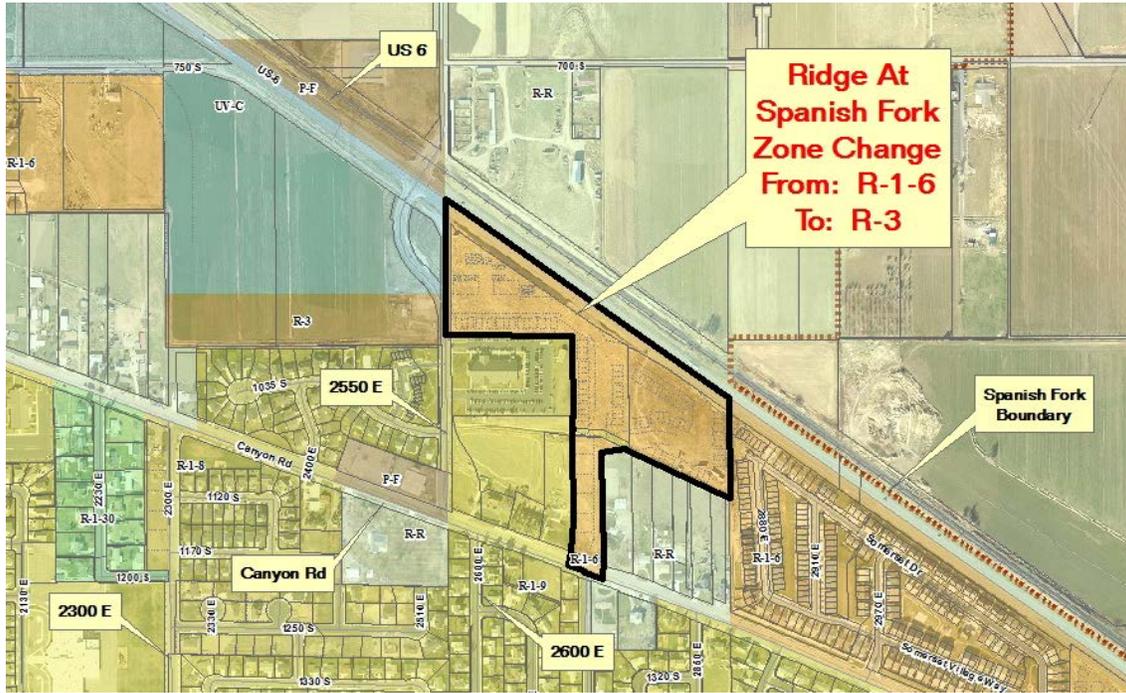
Current General Plan Map for the project area:



Proposed General Plan Map (the orange color is High Density Residential and the blue is Mixed Use):



Proposed Zone Change:





PRELIMINARY PLAT

REPORT TO THE PLANNING COMMISSION THE RIDGE PRELIMINARY PLAT

Agenda Date: April 2, 2014.

Staff Contacts: Dave Anderson, Community Development Director.

Reviewed By: Development Review Committee.

Request: The applicant, Jesse Brimhall, is proposing to develop a 14-acre site with 166 townhome units.

Zoning: R-1-6 existing, R-3 proposed.

General Plan: Low and Medium Density Residential existing, High Density proposed.

Project Size: 14 acres.

Number of lots: 166.

Location: 2700 East Canyon Road.

Background Discussion

Accompanying this report is a presentation the applicant has prepared to describe the development. As proposed, staff believes the development is consistent with the concept plan the applicant presented to the Planning Commission in January.

Staff believes the applicant has addressed the issues that we've raised during the review, except that staff would like to see additional detail on proposed amenities and landscaping. Perhaps on those issues it would be best to simply have information included in the development agreement.

The applicant has presented the development with five separate phases and plans to development the most significant amenities with the first phase.

The need for adequate parking has been the topic of discussion during several meetings the applicant has had with staff. Staff believes the applicant has adequately addressed the concern by providing 100 more off-street parking spaces than what The City's ordinance requires. Staff further believes the proposed parking will be adequate as on-street parking will be available and usable. The City simply does not allow on-street parking to be counted towards a development's parking requirement.

The proposed Preliminary Plat is being reviewed under the City's current Master Planned Development standards. As such, the proposed density of 11.8 units per acre conforms to the City's ordinance provided that the accompanying General Plan and Zoning Map Amendments are approved.

As part of the Master Planned Development approval, the applicant has requested the approval of a modified height requirement to

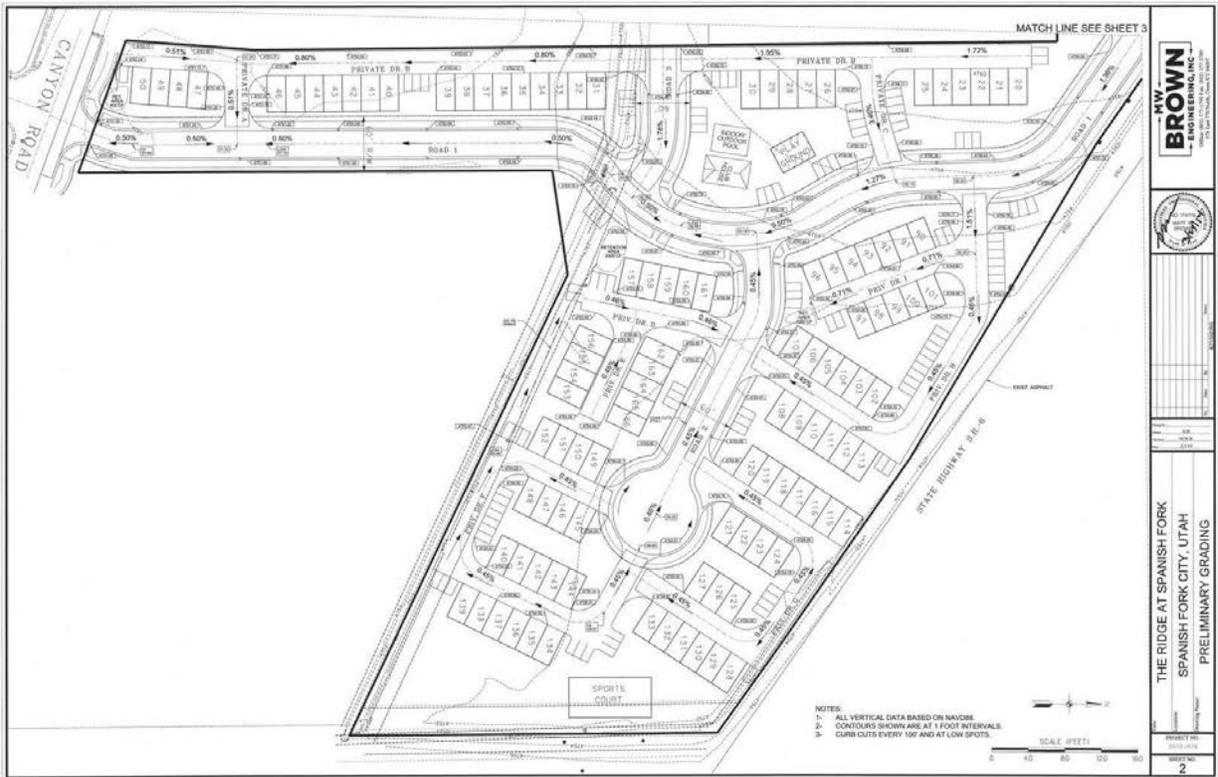
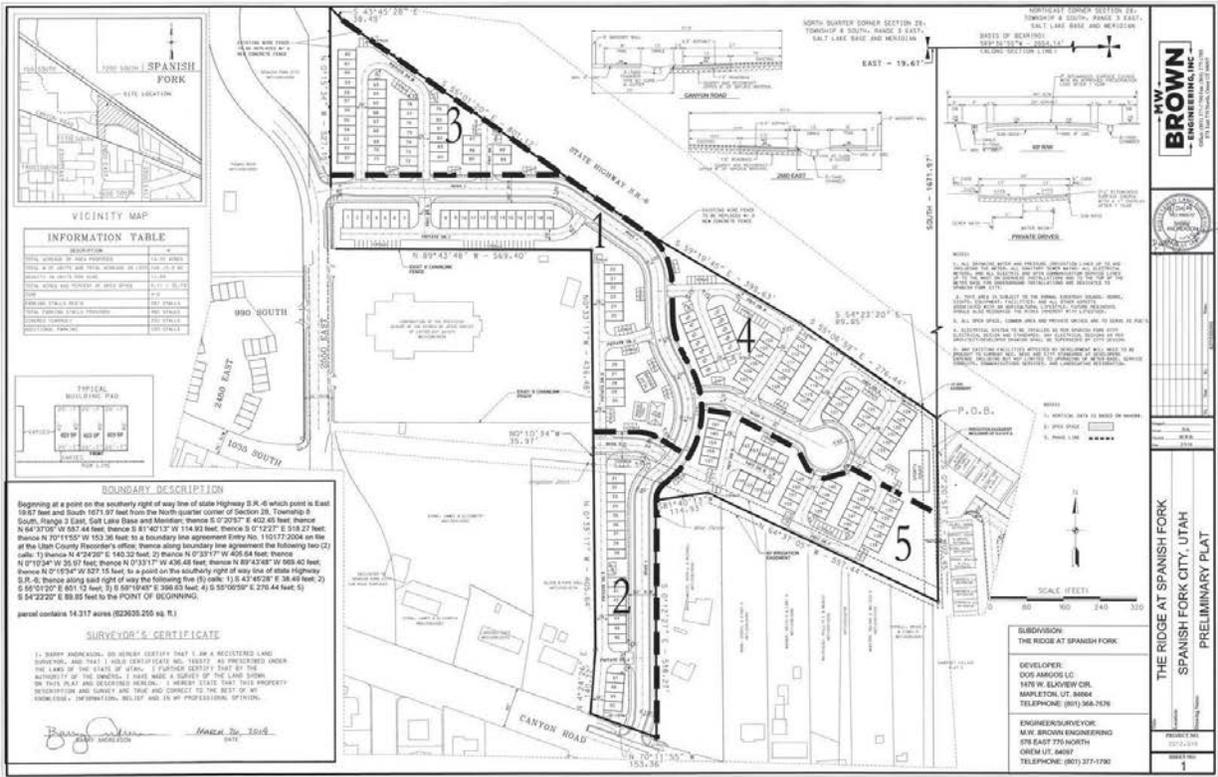
allow for the buildings to be as tall as 45 feet. Given the nature of the proposed structures and their location, staff does not have any concerns allowing for the taller heights.

The applicant held a neighborhood meeting for the project on February 25. A list of attendees and notes from that meeting are attached to this report.

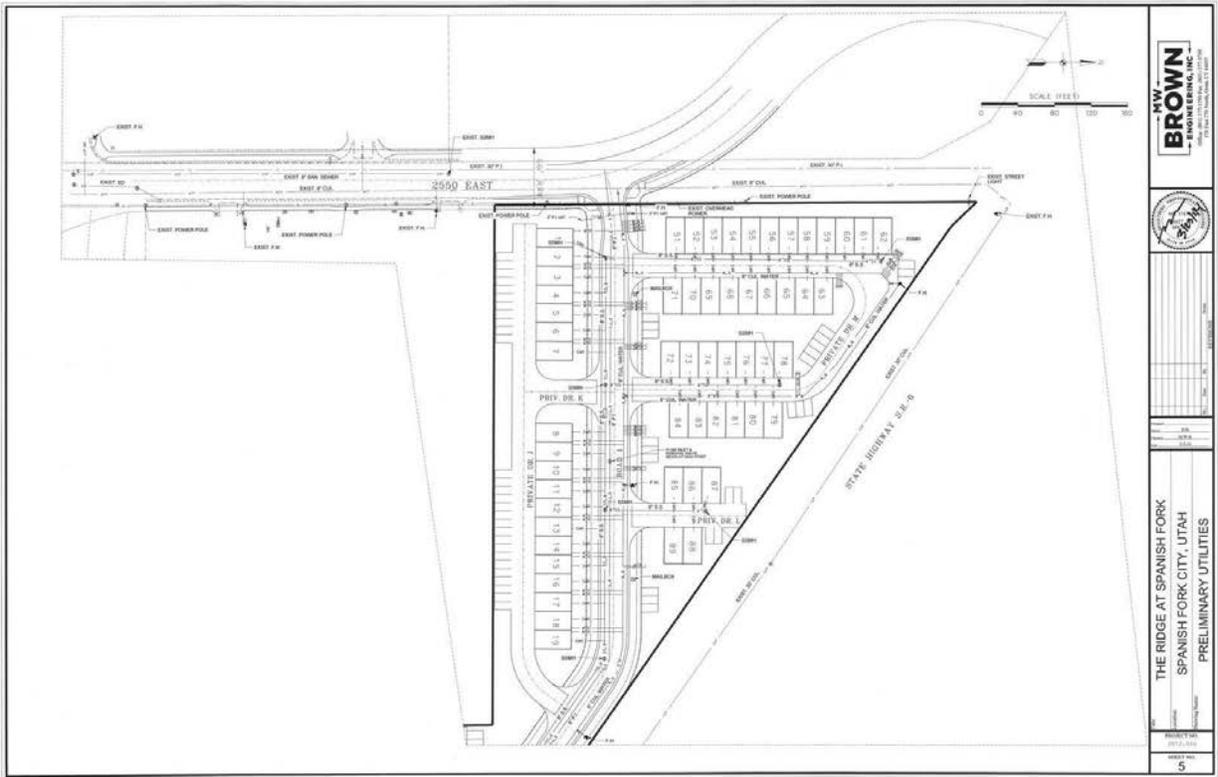
Staff has discussed this project in several recent DRC meetings and will make a formal recommendation in the April 2 DRC meeting.

Budgetary Impact

There is no anticipated budget impact with this proposed subdivision.







Neighborhood Meeting
 2/25/2014 @ 5:30 pm
 The Ridge - Dos Amigos LC

1	Phillip + Wendie Whitehead	51
2	Larlene Branthwaite	52
3		53
4	DAVNA HOLMES	54
5	Bobbi Robertson	55
6	Debbie O'Brien	56
7	Cesar A Sanchez	57
8	Amparo R. Sanchez	58
9	Bill Cabert	59
10	Jonas Welch	60
11	Adam Folkman	61
12	Dennis Stone	62
13	Roland Webster	63
14	Heather Inoué	64
15	Garth Bird	65
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Minutes – Neighborhood Meeting
2/25/14 @ 5:30pm
The Ridge – Dos Amigos

Welcome and thank you for coming to this meeting. My name is Jesse Brimhall; I am the managing partner of Dos Amigos the development company that is proposing a new subdivision in your area. The city requires me to notify you as a resident within a 500 ft. boundary of our proposed subdivision and invite you to this meeting. We are proposing to build a new subdivision adjacent to Somerset Village called The Ridge at Spanish Fork. Here is a colored rendering of the project we're proposing. It would be a townhome development somewhat similar to Somerset but with a different style and feel of home. There would be a total of 166 units on 14 acres.

Q: Will this be connected to Somerset Village?

A: No, this project will stand alone and will have no connection with Somerset.

Q: Where are the entrances to your project?

A: There would be 2 entrances, one here on the south entering from canyon rd. and the other just north of the stake center on 2550 E.

This subdivision would have a number of nice amenities including a pool and a clubhouse, playgrounds and sports court.

Q: Where is our pool at Somerset?

Comment: It was voted down.

A: If you'd like to talk about Somerset and the proposed pool, I'd be happy to talk to you about that after this meeting.

Q: What will be happening between this project and Somerset? Will that fence continue between the two?

A: Yes, the fence would have already been installed as you'll notice we have installed the footings for the fence but we were stopped by the canal company. They would like us to pipe the canal prior to installing the fence. We are in process of doing that and were delayed by winter but that long black pipe that you see out in the field will be going in shortly to take care of that. The fence will then be installed and will complete Somerset.

Q: We live next to Somerset along Canyon road your property borders the back of our property. A few years ago you worked with us and others to straighten up the boundary lines and to put the canal on your property. What will you do with that canal? We will do the same thing that we're doing with the canal we just spoke of, it will be buried.

Q: What will happen with the current irrigation water we receive from that canal, will we still receive that irrigation water?

A: I don't have the full answer to that question. We will work with the canal company and the city to see what is required and how to best take care of that canal and its functions.

Q: Will you be fencing this project off along the boundary between our back yard and your subdivision?

Comment: Yes they will be doing the same thing they did at Somerset.

A: We will be fencing this subdivision off, it is not yet determined the exact type of fence we are looking at some different products that will be conducive to this style of housing. Perhaps something similar to what you see at the Salisbury subdivision going in North of the high school that uses steel posts and concrete panels. We just want something that is unique and will look well with this style of home.

Q: How will the construction at The Ridge affect us at Somerset?

A: There should be no real effect from the construction of this project on any of the surrounding residences. Obviously, there will be some traffic from the construction as well as normal construction type atmosphere but this shouldn't have any effect on the surrounding residents.

Q: What will you do to keep the construction dust down for those of us that live at Somerset?

A: Fortunately you live east of The Ridge; the wonderful canyon winds will keep most of the dust from effecting Somerset. But really, there shouldn't be a problem with dust and it affecting the nearby residents.

Q: Where will construction traffic enter?

A: Construction traffic will enter from one of the two entrances.

Comment: They'll enter right here next to my property.

A: Yes, but this shouldn't create any issues and the amount of Construction traffic won't be so much at any time that it should pose an issue to surrounding residents.

The city and UDOT are planning sometime in the next year or two to place a light at the intersection here on Canyon road and 2550 E. This should help with traffic from this subdivision and all the surrounding neighborhoods.

You'll note that The Ridge doesn't utilize any other residential roads to access its homes or to access canyon road or hwy. 6. There should be very little traffic impact from the residents of The Ridge toward any of the surrounding areas.

Q: How big will these homes be?

A: The homes will be between 1800 – 2100 square feet. They will be 3 story homes with no basements. The main floor will have a two car garage that enters from the rear. There will be a family room on the main floor. The second floor will have your living/dining room, kitchen, bedroom and bathroom. The top floor would have a combination of 2-3 bedrooms and 2 bathrooms. So you'll have the option of a 3 or 4 bedroom home.

Q: Will there be single level living?

A: We do have plans that have the master on the main with a second story. We don't know how many of these will be built as it will depend on the market and the buyers demand.

Q: What will the cost of these homes be?

A: We anticipate starting prices to be in the \$180's and going up to around \$200,000.

These homes will be built in a similar quality to Somerset Village. Meaning a very high level of standard items included. This subdivision will be very unique and will be of the highest quality.

Q: What about parking? Will there be enough parking ?

A: Yes, we exceeded the required amount of parking as required by the city. With that said, This main road is a full width road whereas the roads at Somerset are private and much smaller. There will be parking allowed on this main road although this is in addition to the required amount. Each home has a 2 car garage and then spread throughout the subdivision is an additional 120 parking stalls.

The design of the subdivision utilizes rear entry garages and places the fronts of the homes facing other homes through a common area. This area will be lined with meandering sidewalks that will be lit at night and create a very open comfortable feel.

Q: Will these homes have similar yard space as Somerset?

A: No, these homes will all have a nice front patio about 10x20' but no backyards. There will be a lot of common area and amenities for the homeowners to walk and congregate.

We wanted to devise a layout that kept the foot/pedestrian traffic separate from the vehicle traffic. These smaller roads that come off of the city street will be private drives maintained by the HOA and will provide access to the homes but shouldn't be a source of heavy traffic as they simply provide access to the homeowners to park in their garages.

The city is in the process of adopting a new type of road and drainage system. We have agreed to build according to these specs. Essentially where you'd typically have storm drains and man holes throughout the streets and sidewalks, this new road system will incorporate natural drainage through landscaped park strips along both sides of the road. There is a specific type of landscaping that will be used to maintain the correct amount of drainage. This should add a very nice look and feel to the subdivision.

You'll note next to the Braithwaite's, it shows a half width road plus 10'. We have decided to take the burden of making this a full width road on our property so that this won't be a small road for the foreseeable future and will provide better access and less impact on the Braithwaite property. You'll notice that change on this other plat map. You can see where we have tightened things up to make that possible.

Q: What about water, will the city have enough water for all these homes?

A: Yes, there should be enough water for these homes. We will have to purchase enough shares to be able to provide water to each home but that shouldn't be a problem.

As part of our requirements for the subdivision we have performed soils testing and have found that there is not any groundwater that should adversely affect these homes. The soils are suitable for this type of construction.

Are there any other questions or concerns?

Q: What can we do to help?

A: Thank you for asking, I appreciate your support. This meeting is really just to inform you of what our intentions are. If you have any issues you can either ask me or there will be several meetings in the near future with the planning commission and city council where you can attend and ask questions.

If you don't have any other questions, you're free to leave. Again I appreciate you coming and offering your support and questions.



The Ridge at Spanish Fork

Luxury Townhome Community



THE RIDGE - SPANISH FORK

Site Statistics:

Number of Units	166
Parking total	482 sp.
-Covered	332 sp.
-Additional	150 sp.
Parking required by city	387 sp.
Approximate site size	14 Acres

PROPOSED SITE PLAN





The Ridge - Spanish Fork



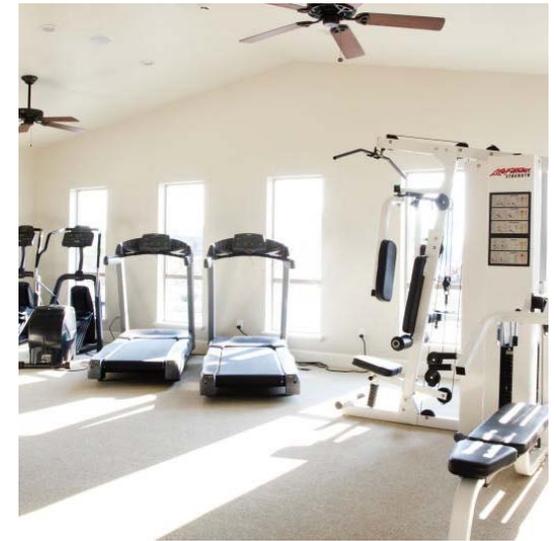
The Ridge - Spanish Fork



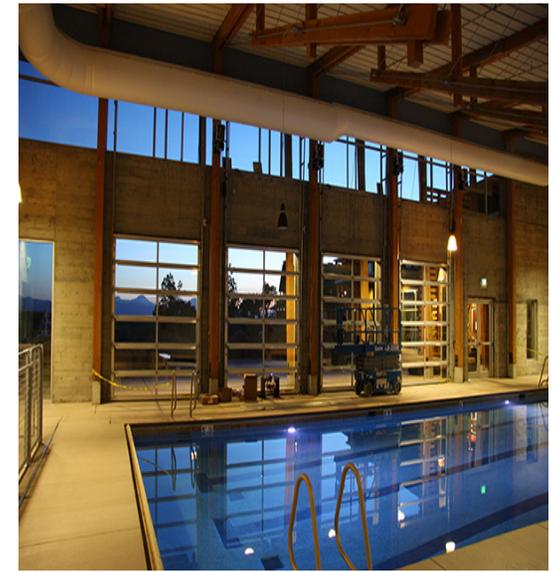
The Ridge - Spanish Fork

The Ridge - Quality Construction Throughout

- Unique Design / Architecture
- Quality Exterior Materials
 - Stone, Stucco, Exposed Concrete, Brick, Wood & Metal Exterior Finishes



Clubhouse - Fitness and Game Room



Clubhouse - Pool and Interior



Interior Finishes

The Ridge - Spanish Fork

- 166 Homes
- 482 Parking Spaces (not including on street parking)
 - 332 Garage Spaces (2 per home)
 - 150 Uncovered Spaces
- 14.32 Total Acres
- 5.11 Acres Open Space (35.7%)

The Ridge – Home / Community Information

- Several Different Floor Plans
 - 3 & 4 Bedroom Plans Ranging From 1700 – 2100 ft.
 - Prices From \$180's to Low \$200's
- Great Ammenities (Pool, Clubhouse, Fitness & Entertainment areas, Open Space, Sports Court)
- Lots of Open Space & Pedestrian Friendly Areas



ANNEXATION

REPORT TO THE PLANNING COMMISSION ELSIE THOMAS ANNEXATION

Agenda Date: April 2, 2014.

Staff Contacts: Dave Anderson, Community Development Director.

Reviewed By: Development Review Committee.

Request: Roger Knell proposes to annex some 32 acres at approximately 100 South 1000 West.

General Plan: Mixed Use and Medium Density Residential.

Zoning: Rural Residential and R-1-12 proposed.

Project Size: 32 acres.

Number of lots: not applicable.

Location: approximately 100 South 1000 West.

Background Discussion

This proposed annexation involves approximately 32 acres. As proposed, the Annexation conforms to the State's requirements for annexations. It is proposed that the subject properties be zoned R-1-12 and Rural Residential upon annexation.

Detailed information regarding the proposed annexation is provided in the attached Annexation Feasibility Study. Staff understands the impetus for the annexation is the desire of the LDS Church to construct a facility in the annexation area.

Development Review Committee

The Development Review Committee reviewed this proposal on March 12, 2014 and recommended that it be approved. Minutes from that meeting read as follows:

Elsie S. Thomas Annexation

Applicant: Knell Architects

General Plan: Mixed Use and Medium Density Residential

Zoning: Rural Residential proposed

Location: 1200 West 100 South



The Annexation has been through the protest period, without any protests. City needs to get items ready to go to City Council for the April 2 meeting. The Power Buyout fee is roughly \$25,000. The Power Buyout fee may be divided among all that are affected by the annexation, which could include more than just the property included in the annexation. Milan R. Malkovich would like to have a Connectors Agreement drafted. The petitioner would like to be certain they can build there prior to closing on the property.

Dave Anderson questioned if the petitioner is fine with Rural Residential zoning. Jay would like it all

agricultural zoning. Over by the church can it be zoned R-1-9 or R-1-12 to help with the setbacks. The lift station may need to slide over and the annexation boundary will slide accordingly. The lift station is the largest issue and they are trying to be forward thinking to serve as much land as possible. It is not feasible to run to the existing Lift Station. The new lift station should cover everything north of 100 South. Roger Knell is going to make sure there will not be a gap between lift stations. Milan R. Malkovich is projecting the tank to be about 93,000 gallons. Cory Pierce said it is a balance of going septic and running the pumps to death. Roger Knell will check the area on the south to make sure it works and there are no gaps. Regarding electrical the 600-amp circuit stops at the Justice Center property at the intersection and it needs to be extended to the end of the property so it can tie into a line they are currently doing and into a future substation to help support growth in the area. Cost to run that will be in addition to the buyout and will be roughly \$87-\$90 per foot, similar to the 4th North circuit that was rerouted. Cory, master plan does show a plan running along Center Street.

With the annexation the City would like to have easement necessary to apply for a grant to connect the trails and create a loop in the City's trail system. Milan R. Malkovich asked for Junior Baker to help work the language so pedestrians can use it for passing by the church and not for the public to use for protesting. Run the trail across the north side of the annexation. The trail will be 15' wide running north and south as long as it is by landscaping, unless backed by a backyard, then they would like 20'. They will have to work with Church headquarters about

any kind of fencing between the church and the trail. Center Street would be going under the freeway and the railroad track. Cory Pierce said they need to accommodate for some buffer.

Dave Anderson asked for an exhibit of the interchange like they did with the church, along with the proposed lift, the trail, and the force line.

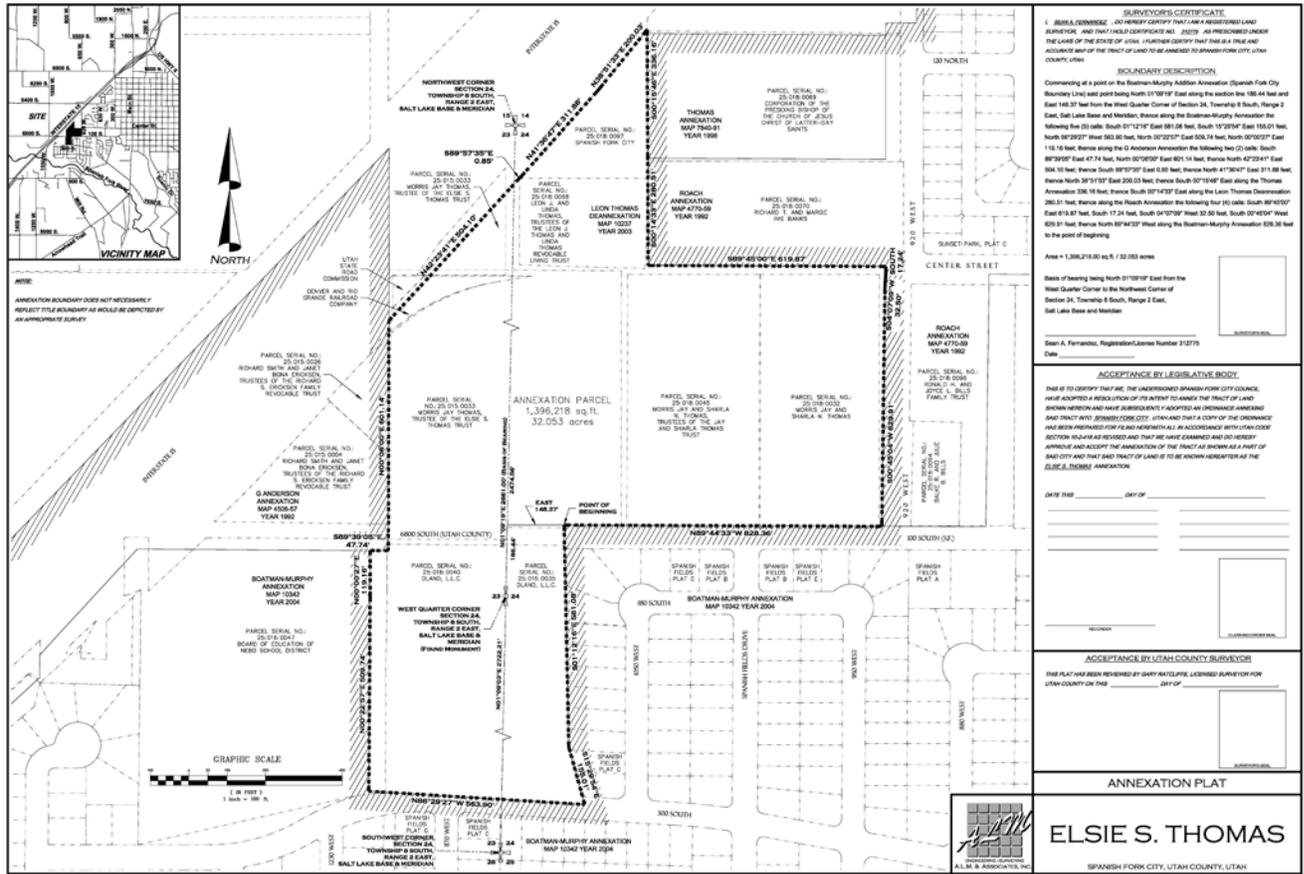
Dave Anderson **moved to recommend** that the City Council approve the Elsie S. Thomas Annexation and assign either an R-1-9 or R-1-12 to the western most 6.5 acres that the LDS Church has plans to build on and that they assign RR to the remainder of the annexation subject to the petitioners completing the SESD buyout on the power subject to addressing any concerns the City's Engineering Department has with utilities and subject to the petitioners dedicating an easement for a public trail according to the City's Trail Master Plan. Junior Baker **seconded** and the motion **passed** all in favor.

Recommendation

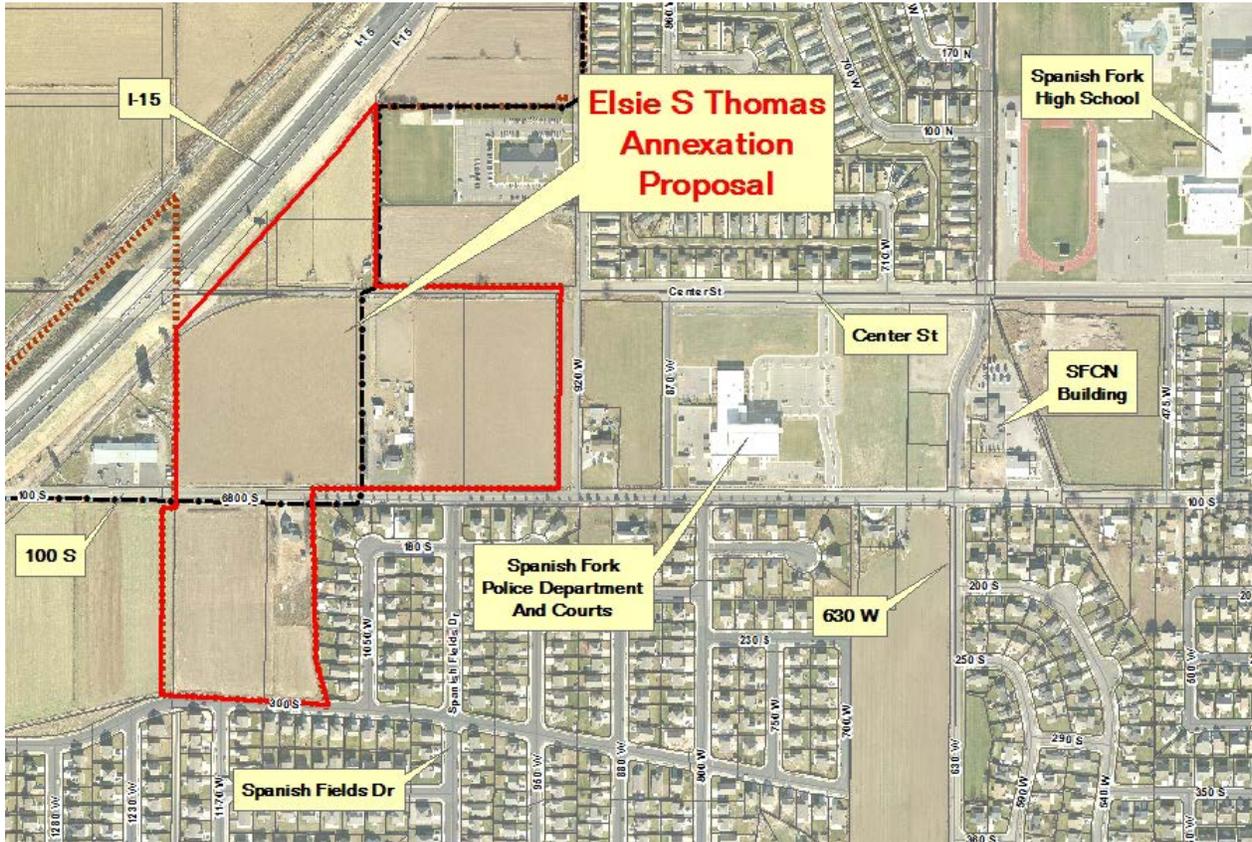
Staff recommends that the proposed Elsie S. Thomas Annexation be approved and that Rural Residential and R-1-12 zoning be assigned as described on the attached proposed zoning map provided that the petitioners meet the following conditions:

1. That the petitioners complete the SESD power buyout.
2. That the petitioners dedicate land for trails per the City's Recreation Master Plan.

Proposed Annexation Plat.



Map of proposed annexation.



Proposed zoning for the annexation area.



SPANISH FORK CITY Annexation Feasibility Report



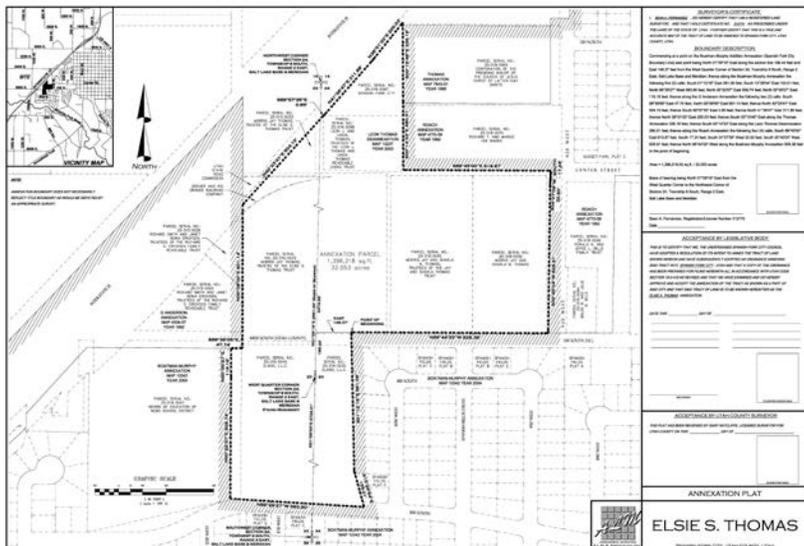
Agenda Date:	March 6, 2014
Staff Contacts:	Dave Anderson, Community and Economic Development Director
Reviewed By:	Development Review Committee
Subject:	Elsie S. Thomas Annexation Report

SECTION 1

Annexation Map.



Annexation Plat.



SECTION 2

Development Review Committee recommendation date: March 12, 2014

Planning Commission recommendation date: April 2, 2014

City Council meeting date:

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.

A significant portion of the proposed Annexation is not within the Growth Management Boundary. However, in as much as utility services can be extended to the properties in the Annexation, staff recommends that the Growth Management Boundary be amended to include the annexation area.

2. Present and proposed land use and zoning.

The subject property is vacant. At present, the properties are all zoned RA-5, an agricultural zone that permits residential construction on lots of 5-acres or larger. Staff recommends assigning similar zoning, such as Rural Residential when the subject properties are annexed. Staff believes it would only be appropriate to consider some other zoning districts if petitioners provide a plan to illustrate how they propose to develop the land.

3. Present and potential demand for various municipal services.

Presently, there is very little demand for municipal services in the annexation area. Staff understands that the impetus for the Annexation is the desire of the LDS Church to construct an ecclesiastical facility on the western portion of the Annexation. The construction of a facility of that nature, or most other development, would certainly require the construction of all utilities to properly serve new land uses.

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.

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

It is anticipated that utility services will be extended to the area before or as development occurs. As such, it is expected that the utilities shall be funded by property owners or the development community.

6. Potential impact on existing and proposed streets.

Any proposed streets to be built in the area will need to meet the Spanish Fork City construction standards and Transportation Master Plan requirements. Center Street is classified as a Major Arterial west of 920 West with an

interchange planned on Interstate 15. Right-of-way will need to be reserved for the area of the planned interchange. The 100 South street is owned and maintained by UDOT and is classified as an Urban Collector.

As the area develops, all roadways are to be approved by the Spanish Fork City Engineering Department and shall meet the standards provided in the current Transportation Master Plan.

7. The effect that the annexation will have upon City boundaries and whether the annexation will create potential for islands or difficult service areas.

The proposed annexation does not create an island or peninsula that would make the provision of services difficult. Furthermore, the proposed annexation creates a boundary that is manageable and otherwise functional for the City.

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

Simply put, it is estimated that very little revenue will be generated for the City in the foreseeable future with the annexation of these lands. Also, it is anticipated that the annexation of these lands will result in very little increased need for the provision of City services and therefore should result in little, if any, expense for the City.

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, this section of the report outlines major utility issues but does not represent all of the utility issues that may arise as part of the development process.

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

As the area develops all changes or improvements to the utilities shall be reviewed by the Spanish Fork City Engineering Department. The improvement designs for development will need to meet the requirements of the City master plans and Construction Standards and may include off-site improvements. All costs associated with utility and roadway improvements will be funded by property owners or the development community. Off-site improvements or improvements that directly benefit areas outside of the development may be reimbursable by connectors agreements.

Capacity in utility systems, including that found in trunklines, tanks, plants, substations, reservoirs, etc. is reserved once a development is bonded for or when a subdivision plat is recorded. Often areas do not develop until a long time after they are annexed. We cannot guarantee what the capacity will be in our utility systems once development actually occurs. We have, however, made an effort to indicate whether there are existing capacity issues at the time of annexation.

Drinking Water

The minimum size for drinking water mains in new or improved roads proposed in the annexation area is 8 inches in diameter according to State regulations. At present, there is a 12-inch waterline in 100 South at approximately 1100 West. This 12-inch waterline will need to be extended further west as the property develops. Also, 8-inch waterlines are also located in 920 West and Center Street. These lines will be extended as the property develops. Currently, there is adequate storage capacity in the water system for typical new development in this area.

As the area develops all culinary waterlines are to be approved by the Spanish Fork City Engineering Department and will meet the current Drinking Water Master Plan requirements.

Sanitary Sewer

The minimum size for sanitary sewer mains in new or improved roads proposed in the annexation area is 8 inches in diameter according to State regulations. At present, the Sewer Master Plan shows the annexation area connecting to the sewer system in Center Street. It is our understanding that the majority of the annexation area will not be able to gravity flow to the Center Street sewer. At the time of development, a sewer lift station will be required to service all areas east of I-15 that cannot gravity flow into the existing sewers. It is anticipated that the sewer lift station will be located on the west end of the annexation area and will pump sewage to an existing gravity sewer line near the intersection of Center Street and 920 West. As the annexed area develops, a detailed study and plans will be required for proposed sanitary sewer improvements in accordance to the Wastewater Master Plan and shall be approved by the City Engineer. The treatment plant currently has capacity for typical new development in the proposed annexation area.

Storm Drain

Storm drain facilities are available in the immediate area including a 21-inch pipeline in 100 South and a 36-inch pipeline along the west side of Interstate 15. As the area develops, all storm drain lines, detention & retention basins and any other storm drain facilities in the proposed annexation shall meet the current Storm Drain Master Plan subject to approval by the Spanish Fork City Engineering Department. All development in the area will be required to incorporate Low Impact Development techniques to handle the storm water onsite with an overflow into the piped storm drain. All public storm drain pipes shall be reinforced concrete pipe and have a minimum pipe size diameter of 15 inches.

Pressurized Irrigation

The minimum size for pressurized irrigation mains in new or improved roads proposed in the annexation area is 6 inches in diameter. There are currently pressurized irrigation lines located at Center Street and 920 West as well as in 100 South at approximately 1100 West. The Pressurized Irrigation Master Plan calls for a 12-inch line in 100 South that will be extended to the west as the property develops. Currently there is adequate storage capacity in the pressurized irrigation system for typical new development in this area.

As the area develops all pressurized irrigation lines are to be approved by the Spanish Fork City Engineering Department and shall meet the current Pressurized Irrigation Master Plan requirements.

Streets

Any proposed streets to be built in the area will need to meet the Spanish Fork City construction standards and Transportation Master Plan requirements. Center Street is classified as a Major Arterial west of 920 West with an interchange planned on Interstate 15. Right-of-way will need to be reserved for the area of the planned interchange. The 100 South street is owned and maintained by UDOT and is classified as an Urban Collector.

As the area develops, all roadways are to be approved by the Spanish Fork City Engineering Department and shall meet the standards provided in the current Transportation Master Plan.

Parks and Trails

There are two main trail connections through the annexation area shown on the Spanish Fork Recreation Master Plan. A trail adjacent to Center Street and adjacent to I-15 leading southwest to 100 South will be required as the area develops. A second trail running north/south will also be required near the west side of the annexation which will provide a connection to the existing trail to the south and the Spanish Fork River Trail. Property dedication by the petitioners for these trails will be required when the Annexation Plat is recorded.

Power

The area in and around the proposed annexation is in the SESD Service District. As part of the annexation, there will need to be a buyout of SESD lines and customers in this area for Spanish Fork City to provide electrical services. Spanish Fork City will work with SESD to determine the buyout price which will be paid by the developers of the property. The electrical improvements in the area will need to be continued on 100 South from the end of the Justice Center property to the end of the annexed area. This line will be installed as a 600 amp main feeder line helping to support loads in the area. There will be off-site electrical needs that will require services to existing homes to be installed underground to clean up the area as improvements are made.

Communications

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

Gas

Questar Gas provides natural gas in the area.

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

There is an existing railroad spur on the north and west sides of the annexation. This railroad spur is still in use and adequate right-of-way/easement will need to be maintained. Coordination with the Union Pacific and the private users of the railroad spur will need to take place during the development process to ensure any concerns are resolved.

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

The Spanish Fork Westfield Irrigation Company has existing ditches that run through the proposed Annexation and continue beyond to existing users. Existing ditches in the area will need to be piped or abandoned as the area develops. This work will need to be coordinated and approved by the Spanish Fork Westfield Irrigation Company and the Spanish Fork City Engineering Department.

4. Public Safety evaluation.

The City anticipates that the development of this annexation will not generate the need for additional police officers.

5. Presence of Sensitive Lands or Watershed Protection issues.

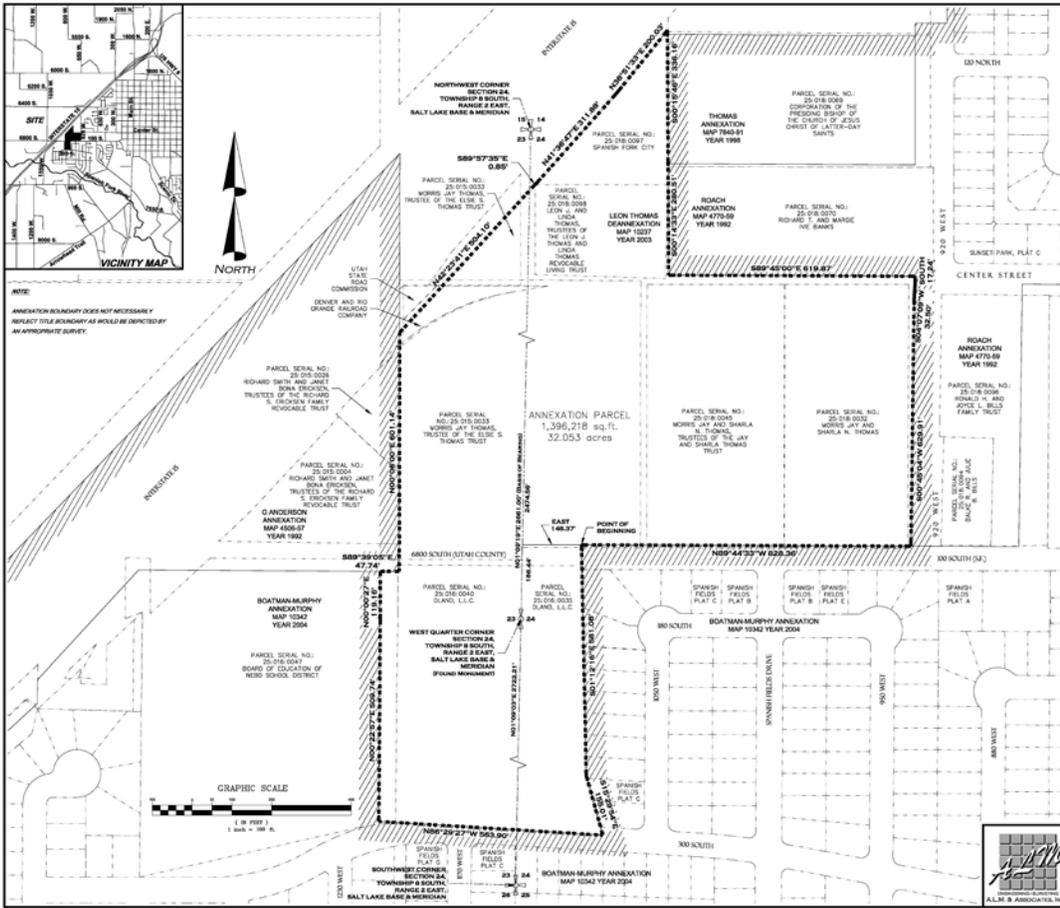
Staff is aware of no sensitive lands or watershed protection issues relative to the proposed annexation. The City does not delineate or track where sensitive lands exist on private property.

6. Concept Plan's conformity with proposed zoning.

To date, no concept plan has been provided for the proposed annexation except that staff has met with the petitioners relative to the design of a site for a religious institution on the west end of the annexation.

7. Annexation Agreement.

It is anticipated that there will not be an annexation agreement with this annexation.



SURVEYOR'S CERTIFICATE
 I, **ELSIE S. THOMAS**, do hereby certify that I am a Registered Land Surveyor and that I have surveyed and located the boundaries of the land of the State of Utah, I further certify that this is a true and accurate map of the tract of land to be annexed to Spanish Fork City, Utah County, Utah.

BOUNDARY DESCRIPTION
 Commencing at a point on the Boatman-Murphy Annexation (Spanish Fork City Boundary Line) and point being North 01°07'01" East along the section line 188.44 feet and East 148.37 feet from the West Quarter Corner of Section 24, Township 8 South, Range 2 East, Salt Lake Base and Meridian; thence along the Boatman-Murphy Annexation the following line (5) calls: South 01°12'18" East 581.04 feet, South 10°59'54" East 103.01 feet, North 80°22'27" West 563.90 feet, North 30°22'27" East 506.74 feet, North 30°02'27" East 116.18 feet, thence along the G Anderson Annexation the following line (2) calls: South 89°39'00" East 47.74 feet, North 30°09'00" East 801.14 feet, thence North 42°23'41" East 506.10 feet, thence South 89°39'00" East 5.00 feet, thence North 47°58'07" East 571.88 feet, thence North 38°19'32" East 205.83 feet, thence South 02°15'48" East along the Thomas Annexation 336.18 feet, thence South 02°14'33" East along the Leon Thomas Deannexation 262.01 feet, thence along the Spanish Annexation the following line (1) calls: South 89°49'00" East 618.00 feet, South 17.24 feet, South 04°07'00" West 32.00 feet, South 30°49'04" West 628.91 feet, thence North 02°44'32" West along the Boatman-Murphy Annexation 628.36 feet to the point of beginning.

Area = 1,396,218.00 sq. ft. / 32.053 acres

South of bearing being North 01°07'01" East from the West Quarter Corner to the Northwest Corner of Section 24, Township 8 South, Range 2 East, Salt Lake Base and Meridian.

Shari A. Ferrante, Registration/License Number 312775
 Date: _____

ACCEPTANCE BY LEGISLATIVE BODY
 THIS IS TO CERTIFY THAT THE UNDERSIGNED SPANISH FORK CITY COUNCIL, HAVE APPROVED A RESOLUTION OF THE NATURE TO ANNEX THE TRACT OF LAND KNOWN HEREON AND HAVE SUBSEQUENTLY ADOPTED AN ORDINANCE ANNEXING SAID TRACT INTO SPANISH FORK CITY, UTAH AND THAT A COPY OF THE ORDINANCE HAS BEEN PREPARED FOR FILING HEREWITH ALL IN ACCORDANCE WITH UTAH CODE SECTION 10-2-414 AS REVISED AND THAT THE SAME HAS BEEN EXAMINED AND DO HEREBY APPROVE AND ACCEPT THE ANNEXATION OF THE TRACT AS SHOWN AS PART OF SAID CITY AND THAT SAID TRACT OF LAND IS TO BE KNOWN HEREAFTER AS THE **ELSIE S. THOMAS ANNEXATION**.

DATE THIS _____ DAY OF _____

ACCEPTANCE BY UTAH COUNTY SURVEYOR
 THIS PLAT HAS BEEN REVIEWED BY GARY FAYLOR, LICENSED SURVEYOR FOR UTAH COUNTY ON THIS _____ DAY OF _____

ANNEXATION PLAT
ELSIE S. THOMAS
 SPANISH FORK CITY, UTAH COUNTY, UTAH