



Planning Commission Agenda April 30, 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: April 2, 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. Zone Text Amendment (public hearing)

- a. **Title 15**
Applicant: Woodbury Corporation
General Plan: City Wide
Zoning: City Wide
Location: City Wide

5. Conditional Use Permits (public hearing)

- a. **Verizon Wireless 110' Monopole**
Applicant: Technology Associates
General Plan: Commercial
Zoning: I-1
Location: 1345 North 200 East
- b. **Verizon Wireless 65' Monopole**
Applicant: Technology Associates
General Plan: Public Facilities
Zoning: Public Facilities
Location: 3815 East US 6

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.

- c. **AT&T three new antennas**
Applicant: Justin Hadley
General Plan: Mixed Use
Zoning: C-2
Location: 1312 East Center Street

6. Other Business

7. Adjourn

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

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Tentative Minutes
Spanish Fork City Planning Commission Meeting
April 2, 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; Kimberly Brenneman; Community Development Division Secretary; Cory Pierce, Development Engineer; Jered Johnson, Engineering Division Manager; Jason Sant, Assistant City Attorney.

Citizens Present: Roger Knell, Todd McHargue, Lori Warner, Keith Warner, Jesse Brinhall, Gaylon Steiner, Josh Carr, Brent Gordon, Milan R. Malkovich

PRELIMINARY ACTIVITIES

Pledge of Allegiance

Chairman Tagg led in the pledge.

Approval of Minutes: August 28, 2013; February 5, 2014; March 5, 2014

Commissioner Swenson moved to approve the August 28, 2013 minutes.

Commissioner Fallon seconded and the motion passed all in favor.

Commissioner Gonzales moved to approve the February 5, 2014 minutes.

Commissioner Swenson seconded and the motion passed all in favor.

Commissioner Tagg moved to approve the March 5, 2014 minutes.

Commissioner Gonzales seconded and the motion passed all in favor.

GENERAL PLAN AMENDMENT AND ZONE CHANGE

The Ridge

Applicant: Dos Amigos

General Plan: Medium and Low Density Residential existing; High Density Residential proposed

Zoning: R-1-6 existing; R-3 proposed

Location: 2700 East Canyon Road

Zone Change:

Dave Anderson presented to the Planning Commission regarding the prospect of developing the property with a high density residential use. Spanish Fork City has planned to have some intense commercial development on the North West corner of 2550 East and Center Street for some time. The City assigned the zoning as Urban Village Commercial zoning to that property several years ago to try to facilitate its development. The City has been working on aligning the 2550 East and Canyon Road Intersection for several years and expects it will occur in the

47 next year or two. Dave Anderson believes the subject property would not be ideal for a lower
48 density development, and would be appropriate to support the proposed development.

49
50 Dave Anderson described that the General Plan is a potential vision of what the City wants to
51 see in the future. Given the changes that the City has undergone, it is appropriate to look at
52 different ways of stepping down the intensity of land uses. The proposed changes to the
53 General Plan allow for many different configurations to occur with the area's development.

54
55 Commissioner Gonzales asked about the need of the Mixed Use between the commercial and
56 residential area. Dave Anderson presented the Mixed Use Designation as a buffer between
57 the Urban Village Commercial district and the Medium Density Residential District.

58
59 **General Plan Amendment:**

60
61 The Plat the applicant has proposed is a 166 unit townhome development. This would be the
62 first proposal Dave Anderson has seen that he feels comfortable moving forward to City
63 Council for this property. Parking has been an issue with other projects in the City in the past
64 and the applicant is aware of the need to construct an adequate amount of parking. In Dave
65 Anderson's opinion, the applicant has appropriately exceeded the City's parking requirements.

66
67 Dave Anderson said that the DRC recommends approval of the Zone Change, General Plan
68 Amendment and Preliminary Plat.

69
70 Jesse Brimhall presented to the Commission. All homes will front each other or the street and
71 presents a very pedestrian friendly environment. The homes will range from 3-4 bedrooms and
72 1,700-2,100 square feet. Commissioner Gonzales expressed his concern about if the amenities
73 detailed in the presentation would be developed. The applicant assured the Commission that
74 the first phase includes about 90% of the amenities proposed. The only exception is the sports
75 court, in that is proposed in the 4th phase out of 5 phases. Approximately a 3,200 square foot
76 club house is planned. The pool is an open air concept with large roll up doors to be utilized
77 during the summer months as well as during the winter months. The proposed capacity of the
78 playground is 36 children in addition to a swing set that would accommodate 6 children. The
79 development provides close access to US 6, schools and other amenities.

80
81 Chairman Gonzales welcomed public comment.

82
83 Allan Hall lives in the property that shares the west border of the development. He is
84 concerned that the intersection alignment is not completed.

85
86 Todd McHargue lives on property across Canyon Road. He appreciates the vision and the job
87 done in Somerset. He asked Jess Brimhall what the dimensions of the garages are. Jesse
88 Brimhall responded that the garage is 20'x21'. Todd McHargue is concerned about the lack of
89 most homes to accommodate 2 vehicles in the garages and if the parking is actually enough.
90 The entrance area to the development does not have a turn lane and it is a two-lane road. He
91 is concerned about how the high density development would affect the traffic and potential
92 issues with accidents. The biggest concerns on 2700 East are single level homes. Jesse
93 Brimhall addressed that the buildings in The Ridge ranged from 35'-45' in height. Todd

94 McHargue suggested that the homes built on the southern side of the development nearest
95 Canyon Road be the 2-story structures.

96
97 Keith Warner owns the 3rd property to the east of the southernmost development. He is
98 concerned about having access to his head gate for the canal and watering his property and his
99 neighbor's properties. He also asked what kind of fence the applicant is proposing to build that
100 borders the south east side of the property of the development and his property, by the canal.
101 Keith Warner is concerned that the children might get into his yard and his horses and create
102 problems for him. Keith Warner has also expressed his concern about the parking and when
103 children of the homes start driving and where those vehicles will be parked.

104
105 Gayland Steiner lives in Somerset. Gayland Steiner explained that the parking in the HOA is
106 heavily enforced and there are many cars parked on the road. He also acknowledged there are
107 traffic issues with turning in and out of the subdivision. Gayland Steiner stated there was a lot
108 of thought put into the development of the project. Gayland Steiner admitted that the
109 development was not finished with the same floor plans as anticipated when it started as that
110 was when the economy crashed and they had to make adjustments to sell homes.

111
112 Eddie Stewart lives in Somerset. He admits that there are parking issues but that it is more
113 the homeowners than the lack of parking. He went on to state there are various homeowners
114 that park their vehicles on the street and it is a closer walk to their home than their designated
115 parking stall. Eddie Stewart also stated that when he has had friends visit there has never
116 been an issue of them finding a guest parking spot. Eddie Stewart loves the neighborhood and
117 the design and integrity of the buildings.

118
119 Faith Hall is concerned about the height of the complexes and interrupting the view of the
120 mountains and that the tenants of the complexes will be able to view into her yard.

121
122 Philip Whitehead lives next to Keith and Lori Warner. His concern is how close the complexes
123 will be on the north side of the development backing US 6. He stated the applicant should
124 make sure the people know when buying one of those units they are aware of the traffic noise
125 on US 6.

126
127 Jesse Brimhall has addressed the issue of the canal. All the canals are being covered and
128 Jesse Brimhall has assured Keith Warner that he will make sure he has access to his water.
129 The fencing will be consistent with the fence similar to Somerset.

130
131 Commissioner Tagg asked what the time line is proposed for the development. Jesse Brimhall
132 stated there are 5 phases and their development goal is 5 years, one phase each year.

133
134 Commissioner Swenson asked about water shares for the development. Jesse Brimhall has a
135 call into Marlo Smith to work out the shares. Jered Johnson assured the Commission that
136 prior to the Final Plat being approved Water Rights will be granted.

137
138 Jered Johnson addressed the issue regarding widening Canyon Road; however, that will take
139 about 3 years, if they get the funding. Dave Anderson addressed the Commission regarding

140 the potential intersection issue that before anyone can propose a development accessing a
141 state facility the Developer is required to get UDOT's approval.

142

143 Commissioner Fallon suggested that the Commission present all their concerns to Dave
144 Anderson and Jesse Brimhall today, at the meeting, so that their concerns could be addressed
145 and presented at the next Planning Commission meeting.

146

- 147 1. Access points of the road way on 2550 East and Canyon Road.
- 148 2. Can 2550 East handle the traffic?
- 149 3. Height of the structures.
- 150 4. Parking.
- 151 5. Describe in more detail that what kind of fence will be proposed.
- 152 6. If the infrastructure is not there to support the development then maybe the timing is
153 not right per Commissioner Gonzales.

154

155 Commissioner Fallon has moved to table the matter for next month and would like to drive out
156 to the proposed development to get a better feel of the height of the buildings, canals, and
157 other development issues.

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159 Commissioner Swenson **seconded** and the motion **passed** all in favor.

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161 PRELIMINARY PLATS

162 **The Ridge**

163 **Applicant:** Dos Amigos

164 **General Plan:** Medium and Low Density Residential existing; High Density Residential
165 proposed

166 **Zoning:** R-1-6 existing; R-3 proposed

167 **Location:** 2700 East Canyon Road

168

169 This item was not addressed.

170

171 ANNEXATION

172 **Elsie S. Thomas Annexation**

173 **Applicant:** Knell Architects

174 **General Plan:** Mixed Use and Medium Density Residential

175 **Zoning:** Rural Residential proposed

176 **Location:** 1000 West 100 South

177

178 Dave Anderson presented the Elsie S. Thomas Annexation at 1000 West 100 South to the
179 Planning Commission. The DRC recommends approval with two residential zones assigned;
180 one of them being a Rural Residential, and the second being R-1-12. The DRC also proposes
181 that the properties involved in the annexation deed over right-of-way access for future trail and
182 roadway development. Typically with Annexations, properties are zoned Rural Residential so
183 that the one who is developing the properties would need to submit plans when zoning is
184 assigned.

185

186 Commissioner Gonzales inquired about who owns the property surrounding the proposed
187 Annexation. The lift station is what the applicant has chosen as gravity does not work in their
188 favor. The City is obligated to work with the applicant for the power buyout. The applicant is
189 aware of the power buyout and it's cost.

190
191 Chairman Gonzales welcomed public comment. No public comment

192
193 Chairman Swenson **moved** to recommend **approval** of the Elsie S. Thomas with the proposed
194 R-R and R-1-12 zoning.

195
196 Commissioner Tagg **seconded** and the motion **passed** all in favor.

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199 **OTHER BUSINESS**

200
201 Commissioner Gonzales moved to move the Commission meeting from Wednesday, May 7th to
202 Wednesday, April 30th.

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204 Commissioner Swenson **seconded** and the motion **passed** all in favor

205
206 Chairman Gonzales **moved** to **adjourn**.

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208 Commissioner Fallon **seconded** and the motion **passed** all in favor at 8:00 pm.

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211 **Adopted:**

212 _____
213 Kimberly Brenneman
Community Development Division Secretary



TO: Spanish Fork City Planning Commission

FROM: Dave Anderson, Community and Economic Development Director

DATE: April 25, 2014

RE: Proposed Title 15 Landscaping Text Amendment

Accompanying this memorandum is a letter from Joe Rich with the Woodbury Corporation that explains a Text Amendment he has proposed and draft minutes from the Development Review Committee's April 23, 2014 meeting. In that meeting, the DRC recommended that the proposed Text Amendment be approved.

attachments: Joe Rich letter
draft DRC minutes





Realtors / Brokers / Managers
Developers / Consultants / Architects

2733 East Parleys Way, Suite 300 / Salt Lake City, Utah 84109-1662

(801) 485-7770
Fax (801) 485-0209

March 31, 2014

Dave Anderson
Spanish Fork City Planner
40 South Main Street
Spanish Fork City, Utah 84660

Mr. Anderson:

This letter is to request a text amendment for the landscaping requirements in section 15.4.16.130 of the Spanish Fork Land Use Code. This text amendment would allow variation of the tree spacing requirement for all of the land uses contained in this section. We have used 20 acres as the qualifying size of the master planned development. However, we are flexible with this number and would defer to your judgment as to this size.

"For Master Planned Developments with cumulative phases totaling greater than 20 acres, Street Frontage Trees shall be provided at the equivalent of at least one tree for each thirty feet (30') of curb frontage. Trees may be clustered or spaced equally and shall be located to accommodate lighting, meters, fire hydrants, utility boxes, sign visibility zones, building view corridors, and clear vision zones (sight triangle)."

Thanks again for your cooperation with this. We are excited to commence with construction of this phase. Please let us know if you have any questions.

Joe Rich

A handwritten signature in blue ink, appearing to read "Joe Rich", is written over the printed name and contact information.

Woodbury Corporation
(801) 712-9550

Draft Minutes
Spanish Fork City Development Review Committee
April 23, 2014

Staff Members Present: Dave Anderson, Community Development Director; Dave Oyler, City Manager; Kelly Peterson, Electric Superintendent; Shawn Beecher, GIS Administrator; Jered Johnson, Engineering Division Manager; Cory Pierce, Staff Engineering; Dale Robins, Parks and Recreation Director; Junior Baker, City Attorney; Steve Adams, Public Safety Director; John Little, Building Inspector; Kimberly Brenneman, Community Development Division Secretary.

Citizens Present: Cody Brazell, David Adams, Ray Dawson, Brandon Watson, Ben Tuckett, Joe Rich, Jim Biessinger, Dave Allan, Angie Warner.

Chris Thompson called the meeting to order at 10:10 a.m.

Minutes

April 16, 2014

Junior Baker **moved** to continue the minutes of April 9, 2014 until next week. Kelly Peterson **seconded** and the motion **passed** all in favor.

Final Plat

Maple Highlands Plat F

Applicant: Edge Homes

General Plan: Low Density Residential

Zoning: R-1-12

Location: 459 South 2250 East

All issues have been worked through and this is ready to go per Cory Peirce.

Junior Baker **moved** to approve the Maple Highlands Plat F Final Plat at 459 South 2250 East, subject to meeting the City's development standards. Kelly Peterson **seconded** and the motion **passed** all in favor. Dave Oyler abstained.

Business License

Stinging Bee Produce

Applicant: Jim Biessinger

General Plan: Medium Density Residential

Zoning: R-R

Location: 1269 East 800 North

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DRC is making sure the access and parking are set up properly. The berm on the east side, along Highway 51, has been reduced for better visibility of the produce stand. Asphalt chips will be laid down in the parking area to prevent the tracking of mud onto the street. No street parking will be allowed on either the south or east streets. The City will post "No Parking" signs around the property. The north and west side of the property are fenced. No permanent structures are allowed. The access entrance meets the City standards as far as distance from Highway 51 is concerned. There is no required number of parking stalls.

Junior Baker **moved** to approve the Stinging Bee Produce Business License at 1269 East 800 North subject to moving the entrance as far west from Highway 51 as feasible, subject to the following: providing gravel area parking for customers, Cory Pierce and Dave Anderson making a final visual inspection, and "No Parking" signs being posted. Dave Anderson **seconded** and the motion **passed** all in favor.

Zone Text Amendment

Title 15

Applicant: Woodbury Corporation

General Plan: City Wide

Zoning: City Wide

Location: City Wide

Joe Rich read the proposed Zone Text Amendment. Junior Baker doesn't want to limit this to a Master Planned Development but to instead refer to a Commercial Retail Development in general. This will allow some discretion to be given to smaller developments. The proposal is the same number of trees per the current ordinance; it will just modify the spacing of the trees. Junior Baker has a thought of spacing the trees on the street out a little more and having 1.5 trees added to the interior of the property for every tree removed from the frontage. Changing this code needs to be looked at as something for the whole City and not just for this project. Cody Brazell responded to Junior Baker's thought that to keep trees in the frontage then trying to add more trees to the interior could be a challenge due to available space. Cody Brazell suggested keeping the number of trees the same but allow for a clustering to keep out of the clear vision area. Cody Brazell had the Culver and Walgreen's landscaping displayed on the overhead to demonstrate the placement of the trees with what they are proposing with the Zone text Amendment versus what the current code would allow. Kelly Peterson does not want any trees planted on 600 East as to not interfere with the power lines. Non-ornamental trees are to be placed under the power lines. Cody Brazell prefers that the City approve the landscaping with the clustered trees; he said it gives it a more country, natural feel.

Dave Anderson explained that Spanish Fork City's landscaping requirements were already very, very flexible and that one of the few quantifiable requirements has to do with having non-ornamental trees along public streets. Dave Anderson stated the purpose of the trees is to provide some visual relief, shade and not just ground cover. Relative to visibility, Dave Anderson explained that the City had already made provisions to permit more signage in this development than any other commercial development in the County.

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Cody Brazell stated that some cities allow for clustering while others do not. Dave Oyler asked for David Adams' opinion as a developer. David Adams would allow for some flexibility with the landscaping as each viewscape is different. If the City moves to approve flexibility, the landscaping must be approved by a Landscape Architect and must be stamped for approval.

Dave Anderson stated some questions that have come up that would be good to bring before the Planning Commission. The City's landscaping is already very flexible and is not particularly stringent. The City must decide if it would like to have a more disjointed look where each development has a different type and level of improvement. Ultimately, it comes down to what Spanish Fork City wants the community to look like. With examples in Provo, Orem and Springville of recent developments having trees placed 30' on center it seems as though Spanish Fork's current standard is not out of line. With the proposed text change there would only be 7 columnar trees along about 400 feet of frontage of US 6.

Dave Oyler said that he feels the Power Department should have the final say as to what sort of trees would be under the power lines. Dave Anderson and Kelly Peterson agreed. Dave Anderson said he feels there needs to be a lot of thought put into the long term impact of the text change.

Cody Brazell is trying to mimic what landscaping was done on the back side of Costco by North Park. Dave Anderson said the landscaping of the strip adjacent to Costco meets the current City code within about a foot or two.

Dave Oyler **moved** to recommend approval of the Title 15 Zone Text Amendment with the additional changes of the Power Department having say over what trees will be planted under the power lines and subject to it being associated with a Commercial Retail development. Jered Johnson **seconded** and the motion **passed**. Dave Anderson voted against the Title 15 Text Amendment except for the idea of the Power Department having input on any landscaping when they have any facilities that may be impacted.

Discussion Regarding the Barney Warner Development:

David Adams contacted Terry Messersmith out of Nephi and he has a power crusher that can take out the large chunks of cement, grind it up and put it back down. This will take about 30-60 days for this process. Junior Baker said 3 issues come to mind:

1. No imported materials.
2. Address noise for the neighbors.
3. Dust mitigation.

To address the noise and dust work would be done between the hours of 8 a.m. and 6 p.m. with notice to the neighbors about when the process will take place. The City would like to get the crusher in and out with a potential incentive to help move the process along most quickly. The ordinance would have to modify to accommodate this process, possibly creating a new use. This could be done under the Development Standards instead of the zoning.

142 The second issue that needs to be addressed is the entrance to the development. The boundary
143 lines on the deed recorded cross at one point and there are some hard feelings between the
144 families. The question is where should the road be brought through? David Adams has been
145 having issues speaking to the Creer family. He does not want to create any hard feelings down
146 the road. They propose building a road that runs along the Creer/Barney fence line on the
147 northeast side and the road will not touch the fence line, but rather run along it. The DRC
148 suggested David Adams meet with Richard Heap to work with the families to decide where to run
149 the road.

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152 Discussion of Thirsties Restaurant:

153 Dave Allan would like to open a restaurant on Friday. An applicant typically will submit a plan that
154 will be reviewed and approved; the requirements are then met prior to the business opening.
155 Some site improvements need to be addressed namely the drive-through access. The existing
156 location for access could be a potential issue with traffic. The type of business offers many
157 different sodas with a "shot" of flavor. Chris Thompson said he has heard the store in St. George
158 is always backed up. The plan accommodates for about 15-18 cars in the drive up. Nebo
159 currently owns the road to the north and may need to be deeded to the City for access. David
160 Allan would need to speak with Nebo about sharing the access. There should be a quick process
161 to determine if the business is going to make it or break it. Chris said it would be to the City's
162 benefit to obtain the access to the school as a public road.

163

164 Improvements that need to be addressed:

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- 166 ▪ Access
- 167 ▪ Some sort of solid surface for the driveway needs to be laid
- 168 ▪ Striping for parking
- 169 ▪ Landscaping and storm drain

170

171 Dennis Sorenson said that he will allow for the applicant to run an under-the-sink grease trap for 6
172 months before making the switch to an underground grease trap. In the meantime, David Allan
173 will need to keep a log of the under-the-sink grease.

174

175 David Allan is planning on putting some planters around the back building for aesthetics. The
176 owner of the property has a corner office in the building and has 3 parking stalls for selling cars.

177

178 There should be sufficient power to run the restaurant. The Power Department requires a 3'
179 radius around the transformer but a barrier needs to be put up. The DRC may give 60 days for all
180 the improvements to be made. The Building and Fire Department need to perform an inspection
181 and the Applicant will come back to the DRC in 2 weeks.

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183 Junior Baker moved to adjourn meeting at 11:45 a.m.

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186 Adopted:

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188

Kimberly Brenneman
Community Development Division Secretary



TO: Spanish Fork City Planning Commission

FROM: Dave Anderson, Community and Economic Development Director

DATE: April 24, 2014

RE: Verizon Wireless Conditional Use Approval Request

Accompanying this memo is a report outlining details and staff's recommendation on two proposed Conditional Use approval requests for Verizon Wireless. One of the two requests involves the potential construction of a tower at 1345 North 200 East, a site that is somewhat near the Spanish Fork airport.

In light of this site's location, staff recommends that the Conditional Use not be approved unless the Airport Manager has expressed his support.

At present, staff understands that Verizon is working to address concerns that have been raised by the Airport Manager. Staff will have an update on Verizon's work in your meeting and will be ready to recommend that the proposal be approved, denied or continued.

attachments: staff report





CONDITIONAL USE

REPORT TO THE PLANNING COMMISSION VERIZON WIRELESS CONDITIONAL USE APPROVAL REQUESTS

Agenda Date: April 30, 2014.

Staff Contacts: Dave Anderson, Community Development Director.

Reviewed By: Development Review Committee.

Request: Verizon Wireless is requesting Conditional Use approval to construct two new wireless telecommunications towers.

Zoning: Public Facilities and Industrial 1.

General Plan: Public Facilities and Industrial.

Project Size: Not applicable.

Number of lots: Not applicable.

Location: Approximately 3815 East US 6 and 1345 North 200 East.

Background Discussion

Verizon Wireless has requested Conditional Use Approval for two new telecommunication towers.

The first tower would be located at 3815 East US Highway 6. This tower would be 65 feet tall and would be surrounded by a storage building and other equipment that is identified on the attached set of plans.

Much of the land surrounding the subject property is vacant. Spanish Fork City has some utility facilities in the immediate area and there is a wind test facility to the east.

While the site is visible from US Highway 6 at a fairly visible location, the subject property is remote enough from other land uses that staff has not recommended that any site specific conditions be approved.

The other tower would be located on 200 East at approximately 1345 North. This site is zoned Industrial 1 and there are several large steel power poles a short distance from the subject property. This pole would be 110 feet tall.

This tower would also be accompanied by a storage building and other equipment on the ground. Given the industrial uses that surround the subject property staff does not believe imposing any conditions would help make the tower "fit" any better into this part of the City.

The DRC has, however, suggested that it is important to have the Airport Manager review the proposal and to make the tower's construction conditioned upon compliance with any Federal Aviation Administration requirements. Staff believes it is important to raise these issues as the subject property is not far from the typical approach for an aircraft into the Spanish Fork Municipal Airport.

On the issue of the flight path, staff has discussed this proposal with Cris Childs, the Airport Manager, and Cris has stated that he is



fine with the tower being constructed as long as the FAA reviews the proposal and any of their conditions are met.

As for the FAA reviewing the proposal, staff does not believe there is any real concern as to whether they will permit the tower's construction or not. Staff does believe the FAA may require improvements such as lighting and we want to make sure any of their requirements are satisfied.

Development Review Committee

The Development Review Committee reviewed one of these requests in their April 9, 2014 meeting and recommended that it be approved. Minutes from that meeting read as follows:

Verizon Wireless 110' Monopole

Applicant: Technology Associates

General Plan: Commercial

Zoning: I-1

Location: 1345 North 200 East

Junior Baker asked for the Clearance Certificate from the FAA. Pete Simmons addressed the DRC stating that the FAA will not grant approval until the Conditional Use Permit has been approved; however, they would grant approval prior to the Building Permit being issued. Junior Baker's preference is to table this until the Airport Board has a chance to review the proposal. There is a big steel power pole by Mountain Country Foods that is 90' and more directly in the flight path than the proposed Verizon tower. According to the City's GIS, the Verizon site is about 20' out of the Runway Protection Zone and should be fine. Dave Anderson suggested that the DRC move to recommend approval of the Conditional Use Permit conditioned upon the Airport Board reviewing it.

Junior Baker **moved** to recommend that the Planning Commission approve the proposed Conditional Use Permit the Verizon Wireless Cell Tower at 1345 North 200 East subject to the applicant putting up a screen or fence around their cell tower area, the FAA providing a Clearance Certificate for the height of the tower since it is close to the Airport Runway Protection Zone and the review of the Airport Manager. Kelly Peterson **seconded**, the motion **passed** all in favor.

Budgetary Impact

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

The Development Review Committee reviewed one of these requests in their April 2, 2014 meeting and recommended that it be approved. Minutes from that meeting read as follows:

Verizon Wireless

Applicant: Technology Associates

General Plan: Public Facility

Zoning: Public Facility

Location: 3815 East US 6

Proposal to construct new wireless tower to improve cellular communication. Going before the Planning Commission on May 7th. Dave Anderson suggested that Verizon could apply for a Building Permit today, however it would not be issued until after it went before the Planning Commission.

Cory Pierce stated there is a discrepancy of the right of way for the railroad or the City. The ownership is not clear with the County. If there ever is an issue with the railroad and the access point, there is an optional access point should it need to be used.

Dave Oyler asked Cory Pierce will there ever be an encumbrance should there ever need to be expansion with the water tanks. The Wind Farm would not be able to move further north and that will not interfere with the cell tower.

Dave Anderson asked who is handling the lease with the City. Kent Clark and Junior Baker have been involved with the agreement. Kelly Peterson has looked at the power lines to make sure there is no interference.

There is no lighting that is proposed or needed with the height. A 12' x 26' prefab shed will be placed at the base of the tower.

Junior Baker **moved** to recommend the Planning Commission approve the proposed Conditional Use Permit for Verizon Wireless at the location 3815 East US 6 subject to them fencing their side. Kelly Peterson **seconded** and the motion **passed** all in favor.

Recommendation

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



ASAC INFORMATION SHEET 91:003

INFORMATION REGARDING SURVEY DATA SUBMITTED TO THE FAA

FAA Order 8260.19c requires proponents of certain proposed construction (located beneath instrument procedures) provide the FAA with a site survey and/or letter, from a licensed land surveyor, which certifies the site coordinates and the surface elevation at the site. On October 15, 1992, the FAA started using the North American Datum of 1983 (NAD-83), and therefore all site coordinates should be based on NAD-83. The FAA requires that the survey letter contain an accuracy statement that meets accuracy tolerances required by the FAA. The most requested tolerances are +/- 50 feet in the horizontal and +/- 20 feet in the vertical (2-C). When the site coordinates and/or site elevation can be certified to a greater accuracy than requested by the FAA, please do so.

In order to avoid FAA processing delays, the original site survey or certifying letter should be attached to the 7460 when it is filed at the FAA's regional office. It must be signed and sealed by the licensed land surveyor having performed or supervised the survey.

The FAA accuracy codes and a sample accuracy statement are listed below.

ACCURACY CODES:

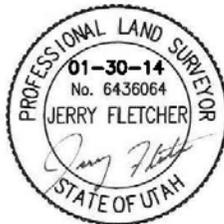
<u>HORIZONTAL</u>		<u>VERTICAL</u>	
<u>Code</u>	<u>Tolerance</u>	<u>Code</u>	<u>Tolerance</u>
1	+/- 15 ft	A	+/- 3 ft
2	+/- 50 ft	B	+/- 10 ft
3	+/- 100 ft	C	+/- 20 ft
4	+/- 250 ft	D	+/- 50 ft
5	+/- 500 ft	E	+/- 125 ft
6	+/- 1000 ft	F	+/- 250 ft
7	+/- 1/2 NM	G	+/- 500 ft
8	+/- 1 NM	H	+/- 1000 ft
9	Unknown	I	Unknown

Date: JANUARY 30, 2014

Re: PRO - PAYNE

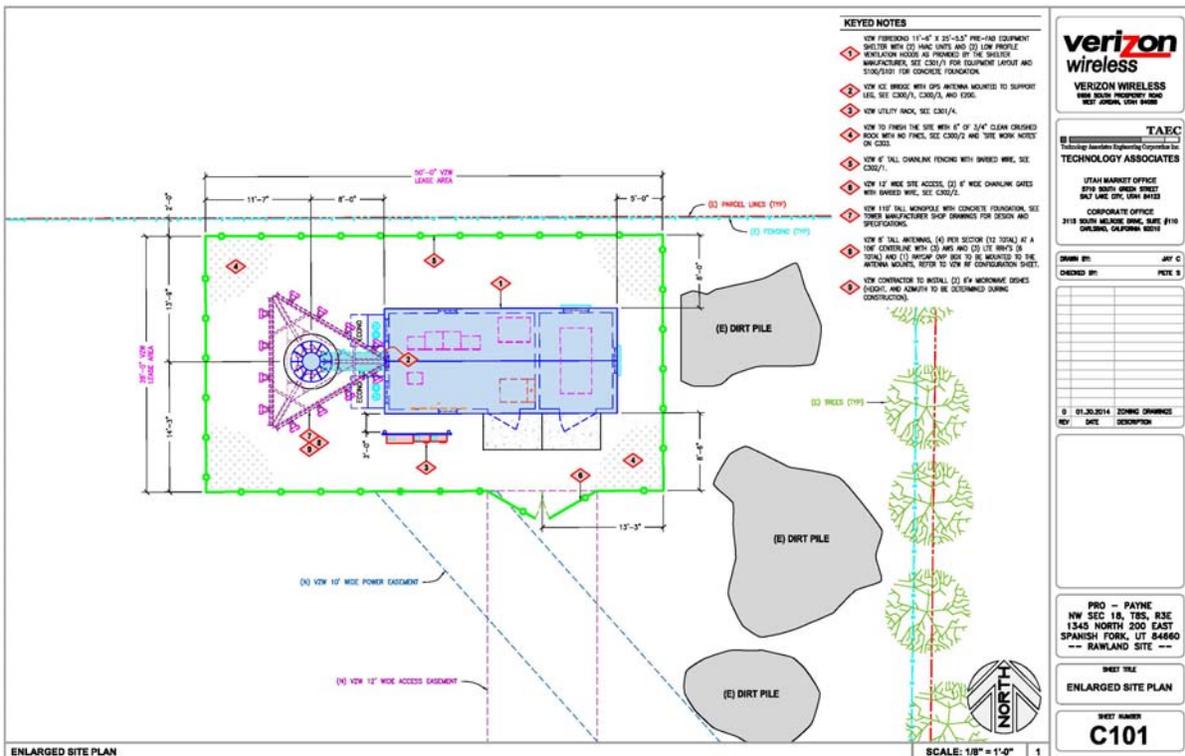
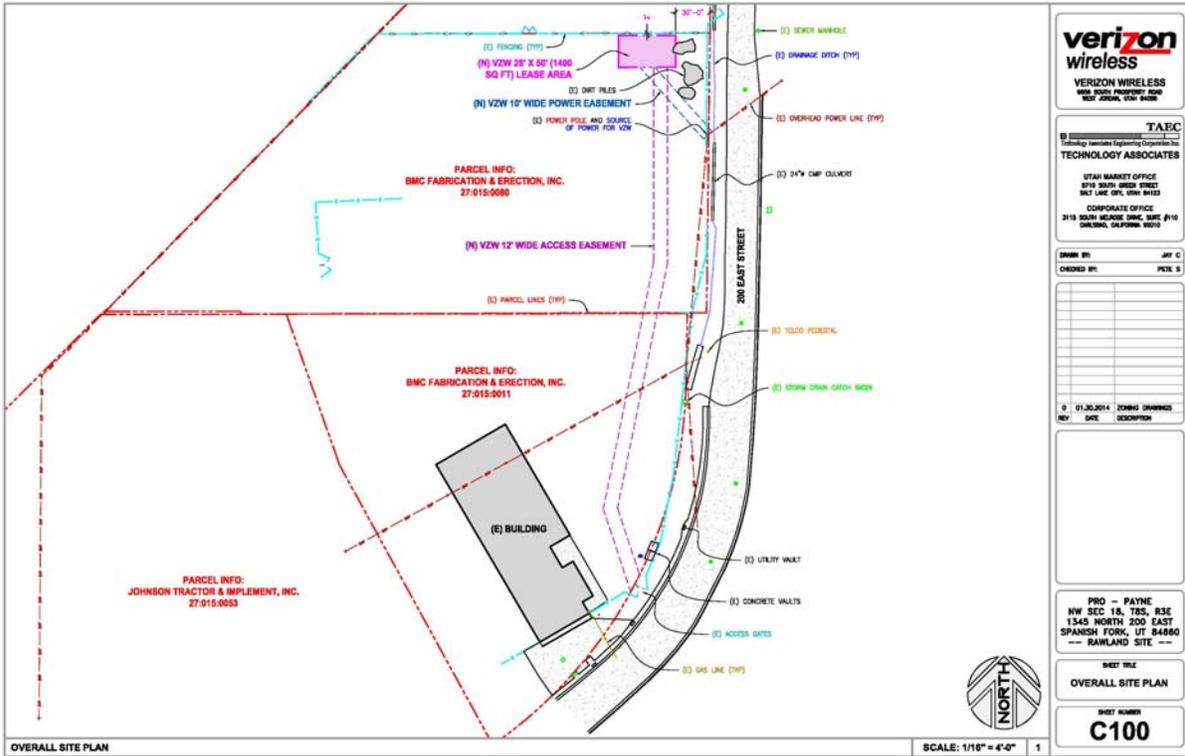
NW 1/4 OF SECTION 18, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE MERIDIAN
1345 NORTH 200 EAST, SPANISH FORK, UTAH 84660

I certify that the latitude of N 40°07'44.72", and the longitude of W 111°39'02.37", are accurate to within 15 feet horizontally and the site elevation of 4546.72 feet, AMSL (American Mean Sea Level), is accurate to within +/- 3 feet vertically. The horizontal datum (coordinates) are in terms of the North American Datum of 1983 (NAD-83) and are expressed as degrees, minutes and seconds, to the nearest (tenth/hundredth) of a second. The vertical datum (heights) are in terms of the (NAVD88) and are determined to the nearest foot.



Professional Licensed Land Surveyor:
1-A FAA Letter

Jerry Fletcher, Utah LS no. 6436064



APPROVED
By Pete Simmons at 3:22 pm, Mar 26, 2014

APPROVED
By Chad Bryce at 3:26 pm, Mar 26, 2014

APPROVED
By Robert Whitlock at 9:40 am, Mar 27, 2014

APPROVED
By Craig Skinner at 8:50 am, Apr 02, 2014



PRO - MOARK



VERIZON WIRELESS
1000 SOUTH PROSPERITY ROAD
WEST JORDAN, UTAH 84080

TABC
Technology Associates Engineering Corporation Inc.
TECHNOLOGY ASSOCIATES

UTAH MARKET OFFICE
8700 SOUTH OGDEN STREET
SALT LAKE CITY, UTAH 84143

CORPORATE OFFICE
2100 SOUTH MERRICK DRIVE, SUITE #110
OAKLAND, CALIFORNIA 94612

DRAWN BY: JAY C
CHECKED BY: PETE S

SITE INFORMATION

APPLICANT:
VERIZON WIRELESS
1000 SOUTH PROSPERITY ROAD
WEST JORDAN, UTAH 84080

SITE ADDRESS:
3815 EAST HIGHWAY 6
SPANISH FORK, UTAH 84400

LATITUDE AND LONGITUDE:
N 40°04'44.1", W 111°35'28.72"

ZONING JURISDICTION:
SPANISH FORK CITY

PROJECT DESCRIPTION:
VWR IS PROPOSING TO CONSTRUCT AN UNARMED COMMUNICATIONS FACILITY CONSISTING OF ANTENNAS MOUNTED TO A NEW MONOPOLE WITH EQUIPMENT LOCATED INSIDE A 11'-0" X 37'-5.5" PREFABRICATED EQUIPMENT SHEDS.

TYPE OF CONSTRUCTION:
NEW-THE SHEDS, MONOPOLE, AND ANTENNAS

HANDICAP REQUIREMENTS:
FACILITY IS UNARMED AND NOT FOR HAZARDOUS, HANDICAP ACCESS REQUIREMENTS DO NOT APPLY

POWER COMPANY:
SPANISH FORK CITY POWER, 1-801-404-1430



APPROVALS

VERIZON WIRELESS REPRESENTATIVE:
VERIZON WIRELESS BY ENGINEER:
THIS SITE ACQUISITION:
THIS CONSTRUCTION NUMBER:
SITE OWNER:

DRAWING INDEX

SHEET NO.	SHEET TITLE	R	REV DATE
T100	TITLE SHEET, MONY MAP, GENERAL SITE INFORMATION	1	03.21.2014
SURV	SITE SURVEY	1	03.26.2014
C100	OVERALL SITE PLAN	1	03.21.2014
C101	ENLARGED SITE PLAN	1	03.21.2014
C200	SITE ELEVATIONS	1	03.21.2014

DO NOT SCALE DRAWINGS

CONTRACTOR SHALL VERIFY ALL PLANS, AND EXISTING CONDITIONS, AND CONDITIONS ON THE JOB SITE, AND SHALL IMMEDIATELY NOTIFY THE ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME.

CONTACT INFORMATION

SITE ACQUISITION:
TECHNOLOGY ASSOCIATES INC. INC
8710 SOUTH OGDEN STREET
SALT LAKE CITY, UTAH 84143
CONTACT: PATE SIMMONS
PHONE: 801-538-7098

DRIVING DIRECTIONS

FROM THE NEW WEST JORDAN BRIDGE TAKE S-15 SOUTH FOR 37 MILES TO THE CITY 207 S-A OFF-RAMP (DASH STREET/PROSPERITY RD). TAKE THE 207 S-A OFF-RAMP AND FOLLOW IT THROUGH TO MAIN STREET/AVE 6 ETC. ONCE ON MAIN STREET/AVE 6 HEAD EAST FOR 4.2 MILES TO SITE ACCESS JUST EAST OF THE IN-GROUND WATER TRENCH AND WEST OF THE CITY TRUCK TURNING. TURN LEFT ONCE THE CITY PROPERTY AND FOLLOW THE OFF-RAMP ROAD FOR 0.2 MILES BACK TO THE CITY SHOP BUILDING JUST NORTH OF THE IN-GROUND WATER TRENCH. THE SITE WILL BE LOCATED JUST NORTH OF THE SHOP BUILDING.

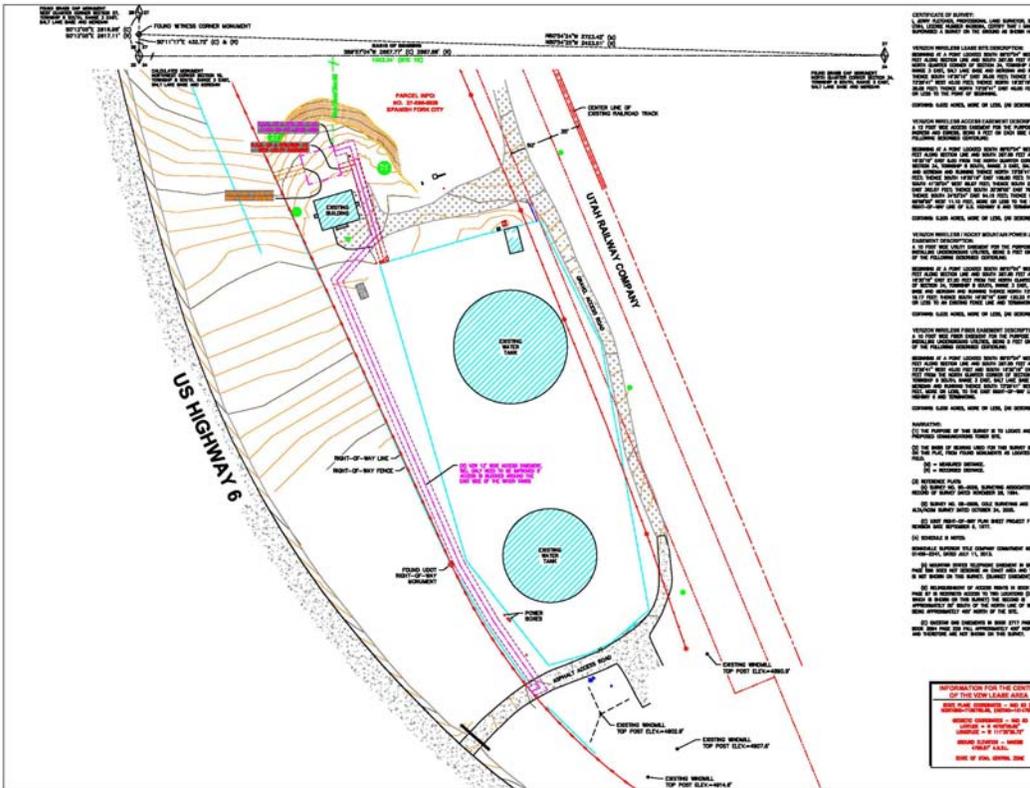
UNDERGROUND SERVICE ALERT, CALL 'BLUE STAKES OF UTAH' @ 811 OR 1-800-862-4111 THREE WORKING DAYS BEFORE YOU DIG

1 03.21.2014 MONY LEASE AREA
8 12.26.2013 ZONING CHANGES
REV DATE DESCRIPTION

PRO - MOARK
NW SEC 34, T8S, R3E
3815 EAST HIGHWAY 6
SPANISH FORK, UTAH
--- RAILROAD SITE ---

SHEET NO.
TITLE SHEET
VICINITY MAP
GENERAL INFORMATION

SHEET NUMBER
T100



VERIZON WIRELESS
1000 SOUTH PROSPERITY ROAD
WEST JORDAN, UTAH 84080

TABC
Technology Associates Engineering Corporation Inc.
TECHNOLOGY ASSOCIATES

UTAH MARKET OFFICE
8700 SOUTH OGDEN STREET
SALT LAKE CITY, UTAH 84143

CORPORATE OFFICE
2100 SOUTH MERRICK DRIVE, SUITE #110
OAKLAND, CALIFORNIA 94612

DRAWN BY: JAY C
CHECKED BY: PATE S

1 03.21.2014 MONY LEASE AREA
8 12.26.2013 ZONING CHANGES
REV DATE DESCRIPTION

PRO - MOARK
NW SEC 34, T8S, R3E
3815 EAST HIGHWAY 6
SPANISH FORK, UTAH
--- RAILROAD SITE ---

SHEET NO.
TITLE SHEET
VICINITY MAP
GENERAL INFORMATION

SHEET NUMBER
SURV



NORTH

PRO - MOARK
NW SEC 34, T8S, R3E
3815 EAST HIGHWAY 6
SPANISH FORK, UTAH
--- RAILROAD SITE ---

SHEET NO.
TITLE SHEET
VICINITY MAP
GENERAL INFORMATION

SHEET NUMBER
SURV

INFORMATION REGARDING SURVEY DATA SUBMITTED TO THE FAA

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<u>Code</u>	<u>Tolerance</u>	<u>Code</u>	<u>Tolerance</u>
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5	+/- 500 ft	E	+/- 125 ft
6	+/- 1000 ft	F	+/- 250 ft
7	+/- 1/2 NM	G	+/- 500 ft
8	+/- 1 NM	H	+/- 1000 ft
9	Unknown	I	Unknown

Date: MARCH 26, 2014

Re: PRO MOARK

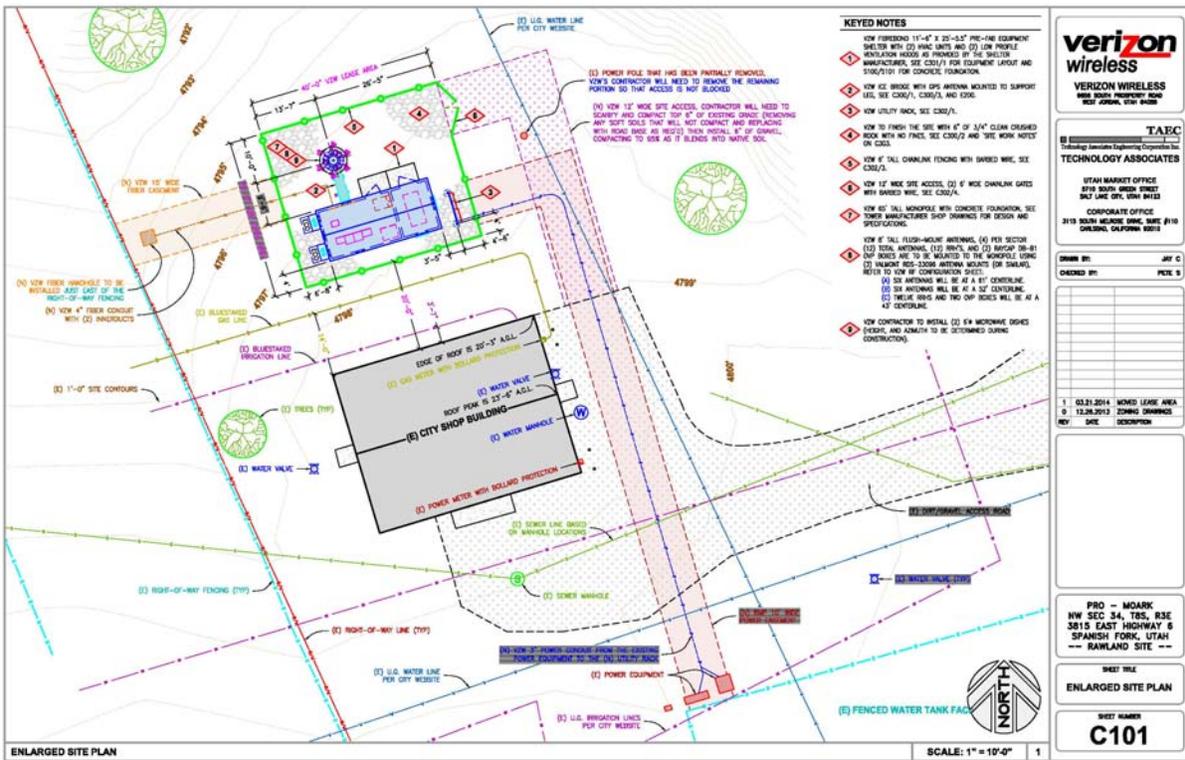
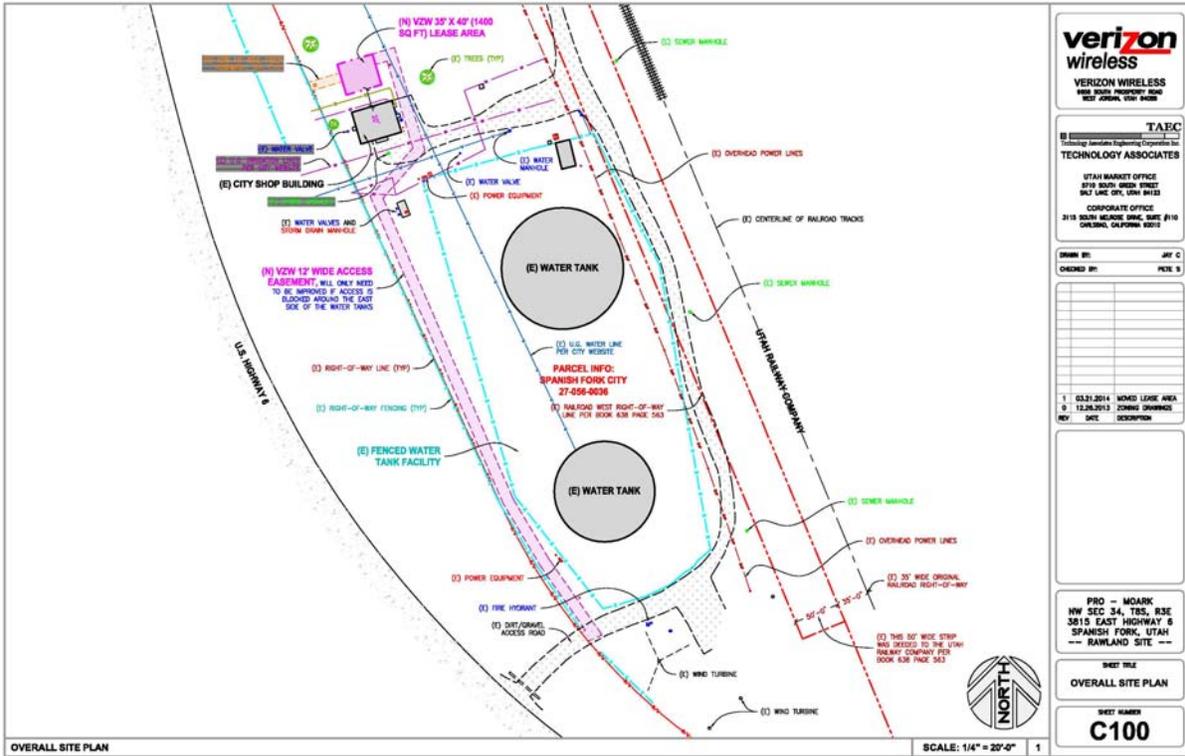
NW 1/4 OF SECTION 34, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE MERIDIAN
3815 EAST HIGHWAY 6, SPANISH FORK, UTAH 84660

I certify that the latitude of N 40°05'06.62", and the longitude of W 111°35'29.72", are accurate to within 15 feet horizontally and the site elevation of 4796.97 feet, AMSL (American Mean Sea Level), is accurate to within +/- 3 feet vertically. The horizontal datum (coordinates) are in terms of the North American Datum of 1983 (NAD-83) and are expressed as degrees, minutes and seconds, to the nearest (tenth/hundredth) of a second. The vertical datum (heights) are in terms of the (NAVD88) and are determined to the nearest foot.



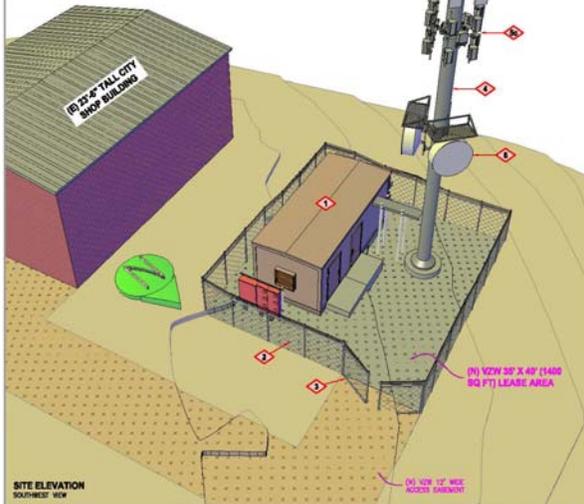
Professional Licensed Land Surveyor:
1-A FAA Letter

Jerry Fletcher, Utah LS no. 6436064

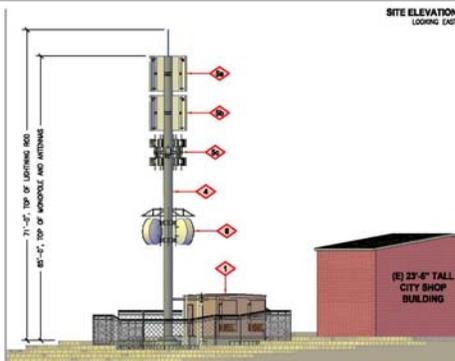


KEYED NOTES

- 1. VOW FIBERDROPS 11'-0" X 25'-0.5" PRE-AB EQUIPMENT SHELTER WITH (2) HANG SWAYS AND (2) LOW PROFILE MOUNTED HOOKS AS PROVIDED BY THE SHELTER MANUFACTURER, SEE C301/1 FOR EQUIPMENT LAYOUT AND S106/1/101 FOR CONCRETE FOUNDATION.
- 2. VOW IF TALL CHAINLINK FENCING WITH BARBED WIRE, SEE C302/2.
- 3. VOW IF WIDE SITE ACCESS, (2) 8' WIDE CHAINLINK GATES WITH BARBED WIRE, SEE C303/3.
- 4. VOW 8'X11' TALL MONOPOLE WITH CONCRETE FOUNDATION, SEE TOWER MANUFACTURER SHOP DRAWINGS FOR DESIGN AND SPECIFICATIONS.
- 5. VOW IF TALL (EIGHT-FOOT) ANTENNAS, (4) PER SECTOR (12) TOTAL ANTENNAS, (12) BRIMS, AND (2) AIRCAP (25-35' ODP) BOARDS ARE TO BE MOUNTED TO THE MONOPOLE (LONG) (2) MOUNT (205-1200) ANTENNA MOUNTS (OR SIMILAR), REFER TO VOW RF CONFIGURATION SHEET.
 - (A) SIX ANTENNAS WILL BE AT A 30° CENTERLINE.
 - (B) SIX ANTENNAS WILL BE AT A 45° CENTERLINE.
 - (C) TWELVE BRIMS AND TWO ODP BOARDS WILL BE AT A 45° CENTERLINE.
- 6. VOW CONTRACTOR TO INSTALL (2) 8'X4' WINDORAMA DISHES (SHOULDER) AND ADMUNITY TO BE DETERMINED DURING CONSTRUCTION.
- 7. VOW CONTRACTOR TO INSTALL THE 4" TALL LIGHTNING ROD AS SUPPLIED BY TOWER MANUFACTURER.



SITE ELEVATION
SOUTHWEST VIEW



SITE ELEVATION
LOOKING SOUTH



SITE ELEVATION
LOOKING EAST

verizon wireless
VERIZON WIRELESS
1000 MAIN STREET
SALT LAKE CITY, UT 84103

TAEC
Technology Associates Engineering Corporation Inc.
TECHNOLOGY ASSOCIATES
UTAH MARKET OFFICE
8710 SOUTH WHEEL STREET
SALT LAKE CITY, UT 84118
CORPORATE OFFICE
2118 BAYVIEW BOULEVARD, SUITE 8110
DUBLINO, CALIFORNIA 94568

DRAWN BY: JAY C
CHECKED BY: PETE S

1 03.21.2014 MOUND LEASE AREA
2 12.23.2013 CORING DRAWING
REV DATE DESCRIPTION

PRO - MOUND
NW SEC 34, T8S, R3E
3015 EAST HIGHWAY 6
SPANISH FORK, UTAH
RAWLAND SITE ---

SHEET TITLE
SITE ELEVATIONS

SHEET NUMBER
C200



CONDITIONAL USE

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

Agenda Date: April 30, 2014.

Staff Contacts: Dave Anderson, Community Development Director.

Reviewed By: Development Review Committee.

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

Zoning: Public Facilities.

General Plan: Public Facilities.

Project Size: Not applicable.

Number of lots: Not applicable.

Location: Approximately 1400 East Center Street.

Background Discussion

AT&T has applied for Conditional Use approval so as to expand an existing Conditional Use by adding three additional 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 proposed expansion 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 16, 2014 meeting and recommended that it be approved. Minutes from that meeting read as follows:

AT&T three new antennas

Applicant: Justin Hadley
General Plan: Mixed Use
Zoning: C-2
Location: 1312 East Center Street

Dave is not aware that any modifications or conditions need to be met for this Conditional Use Permit.

Dave Anderson **moved** to recommend the Planning Commission approve the proposed Conditional Use Permit AT&T three new antennas at 1312 East Center Street with no conditions. Junior 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

Staff recommends that the proposed Conditional Use Permit be approved.



SITE - SPANISH FORK EAST BENCH

UTL04005 FA#10103821



LTE MONOPOLE

ENGINEERING																												
200 N FORT HENRY BL, SUITE 200 200 N FORT HENRY BL, SUITE 200 SALT LAKE CITY, UT 84103																												
GENERAL NOTES																												
THE DRAWING IS THE PROPERTY OF THE ENGINEER AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE ENGINEER.																												
PROJECT DESCRIPTION																												
THE PROJECT CONSISTS OF THE INSTALLATION AND CONSTRUCTION OF AN LTE MONOPOLE AND EQUIPMENT ON THE SITE. THE MONOPOLE SHALL BE INSTALLED IN ACCORDANCE WITH THE UTILITY REGULATORY COMMISSION'S REGULATIONS.																												
SITE INFORMATION																												
<table style="width: 100%; border: none;"> <tr><td style="width: 30%;">PROPERTY OWNER:</td><td>AT&T WIRELESS</td></tr> <tr><td>ADDRESS:</td><td>1150 E CENTER ST, SPANISH FORK, UT 84650</td></tr> <tr><td>OWNER PHONE:</td><td>4372</td></tr> <tr><td>SITE NAME:</td><td>SPANISH FORK EAST BENCH</td></tr> <tr><td>REF NUMBER:</td><td>UTL04005</td></tr> <tr><td>MAP NUMBER:</td><td>4000000000</td></tr> <tr><td>COUNTY:</td><td>UTAH</td></tr> <tr><td>CITY/TOWN:</td><td>SPANISH FORK</td></tr> <tr><td>CONTRACT NUMBER:</td><td>1117774141</td></tr> <tr><td>DESIGNER:</td><td>GENERAL DYNAMICS</td></tr> <tr><td>CONTRACTOR:</td><td>GENERAL DYNAMICS</td></tr> <tr><td>PROJECT NUMBER:</td><td>1117774141</td></tr> <tr><td>DATE:</td><td>08/08/2014</td></tr> <tr><td>CONSTRUCTION NUMBER:</td><td>1117774141</td></tr> </table>	PROPERTY OWNER:	AT&T WIRELESS	ADDRESS:	1150 E CENTER ST, SPANISH FORK, UT 84650	OWNER PHONE:	4372	SITE NAME:	SPANISH FORK EAST BENCH	REF NUMBER:	UTL04005	MAP NUMBER:	4000000000	COUNTY:	UTAH	CITY/TOWN:	SPANISH FORK	CONTRACT NUMBER:	1117774141	DESIGNER:	GENERAL DYNAMICS	CONTRACTOR:	GENERAL DYNAMICS	PROJECT NUMBER:	1117774141	DATE:	08/08/2014	CONSTRUCTION NUMBER:	1117774141
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VICINITY MAP

LOCAL MAP

DRIVING DIRECTIONS

FROM SPANISH FORK EAST BENCH, HEAD SOUTH ON CENTER ST TO 1150 E CENTER ST, TURN LEFT.

1. FROM SPANISH FORK EAST BENCH, HEAD SOUTH ON CENTER ST TO 1150 E CENTER ST, TURN LEFT.

2. FROM SPANISH FORK EAST BENCH, HEAD SOUTH ON CENTER ST TO 1150 E CENTER ST, TURN LEFT.

3. FROM SPANISH FORK EAST BENCH, HEAD SOUTH ON CENTER ST TO 1150 E CENTER ST, TURN LEFT.



4372 WIRELESS SERVICES



WIRELESS SERVICES



UTAH MARKET OFFICE
8947 SOUTH 500 WEST
SPRINGVILLE, UT 84602

DATE:	DATE:	DATE:
AT&T WIRELESS REPRESENTATIVE:	AT&T WIRELESS ENGINEER:	GENERAL DYNAMICS SITE ACQUISITION:
DATE:	DATE:	DATE:
GENERAL DYNAMICS SITE ACQUISITION:	TAC SITE ACQUISITION:	PROPERTY OWNER:
DATE:	DATE:	DATE:
GENERAL DYNAMICS CONSTRUCTION MANAGER:	DATE:	

APPROVALS

THE FOLLOWING PARTIES HEREBY APPROVE AND ACCEPT THESE DOCUMENTS AND ASSUME THE RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREIN. ALL DOCUMENTS ARE SUBJECT TO REVIEW BY THE LOCAL BUILDING DEPARTMENT PRIOR TO ANY CONSTRUCTION OR INSTALLATION.

AT&T WIRELESS COMPLIANCE REPRESENTATIVE: _____ DATE: _____

AT&T WIRELESS REPRESENTATIVE: _____ DATE: _____

AT&T WIRELESS ENGINEER: _____ DATE: _____

GENERAL DYNAMICS SITE ACQUISITION: _____ DATE: _____

TAC SITE ACQUISITION: _____ DATE: _____

PROPERTY OWNER: _____ DATE: _____

GENERAL DYNAMICS CONSTRUCTION MANAGER: _____ DATE: _____

DRAWING INDEX

SHEET NO.	DESCRIPTION
E-1	TITLE SHEET
O-1	OVERALL SITE PLAN
O-1.1	ENLARGED SITE PLAN
O-2	EQUIPMENT PLANS
O-2.1	ANTENNA PLANS
C-1	SOUTH ELEVATIONS
C-4	WEST ELEVATIONS

DO NOT SCALE DRAWINGS

CONTRACTOR SHALL VERIFY ALL PLANS & ELEVATIONS BEFORE CONSTRUCTION. THE JOB SITE SHALL BE INSPECTED BY THE ENGINEER AT THE END OF EACH WORKING DAY. ANY DISCREPANCIES SHALL BE IMMEDIATELY REPORTED TO THE ENGINEER AT THE END OF EACH WORKING DAY.



Know what's below. CALL before you dig. CALL AT LEAST TWO WORKING DAYS BEFORE YOU DIG.



4372 WIRELESS SERVICES



WIRELESS SERVICES



UTAH MARKET OFFICE
8947 SOUTH 500 WEST
SPRINGVILLE, UT 84602

NOT TO BE USED FOR CONSTRUCTION

UTL04005
SPANISH FORK EAST BENCH
1150 E CENTER ST
SPANISH FORK, UT 84650
LTE MONOPOLE

SHEET TITLE

T-1

