



## Planning Commission Agenda September 3, 2014

6:00 P.M.

### Planning Commissioners

Brad Gonzales

Bruce Fallon

Reed Swenson

Treaci Tagg

Brad Tanner

### 1. Preliminary Activities

- a. Pledge of Allegiance
- b. Approval of Minutes: June 4, 2014 and August 6, 2014

### 2. Conditional Use Permit (**Public Hearing**)

- a. **Verizon Wireless antenna modification**  
Applicant: Technology Associates  
General Plan: Mixed Use  
Zoning: I-1  
Location: 150 West 500 South

### 3. Zone Map Amendment (**Public Hearing**)

- a. **SUVSWD**  
Applicant: Terry Ficklin  
General Plan: Light Industrial  
Zoning: I-1 current; PF proposed  
Location: 3300 North 1100 West

### 4. Zone Text Amendment (**Public Hearing**)

- a. **Title 15**  
Applicant: Spanish Fork City  
General Plan: City Wide  
Zoning: City Wide  
Location: City Wide

### 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**  
**June 4, 2014**

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

**Staff Present:** Dave Anderson, Community Development Director; Kimberly Brenneman; Community Development Division Secretary.

**Citizens Present:** Kristen Brenneman, Sage Brenneman, Michelle Memmott, Cierra Memmott, Shawn Beecher, Emmalyse Beecher, Isabella Beecher, Chloe Beecher, Tom Meeks, Hunter Meeks, Tanner Meeks, McKay Meeks, Kristen Pearson, Luke Pearson, Brady Pearson, Candy Brandon, Carter Brandon, Mason Brandon, Kennedy Brandon, Sawyer Brandon, Christy Lowe, Katie Lowe, Sophie Lowe, Paige Lowe, Kala Herbert, Rylan Herbert, Conner Herbert, Jennifer Hawkins, Brooklyn Hawkins, Halle Hawkins, Peyton Hawkins, Spencer Meeks, Melynie Meeks, Dean Ingrahm, David Isaac, Amberlyn Prior, Mary Isaac, Lisa Cowan, Kenzie Cowan, Kallie Cowan, Brian Gaber, Mary Warner, Morgan Warner, David Gardner, Hilary Fallon, Micah Fallon, Kate Fallon.

**PRELIMINARY ACTIVITIES**

**Pledge of Allegiance**

Chairman Gonzales asked Mason Brandon to lead the pledge.

Chairman Gonzales spoke about the Play Unplugged program and explained what the Planning Commission does.

**Approval of Minutes: May 14, 2014**

Commissioner Swenson recommended a change to who was in attendance for the May 14, 2014 meeting

Commissioner Fallon **moved** to **approve** the May 14, 2014 minutes with the proposed changes. Commissioner Gull **seconded** and the motion **passed** all in favor. Chairman Gonzales abstained.

**ZONE CHANGE APPLICATION (public hearing)**

**Isaac's Landing**

**Applicant:** Amberlyn Prior

**General Plan:** Low Density Residential

**Zoning:** R-R current; R-1-15 proposed

**Location:** 916 South Mill Road

47 The current zone is Rural Residential; the applicant wishes to divide the property into 5 lots and  
48 is requesting the property be rezoned to R-1-15. As proposed, the lots meet the required R-1-  
49 15 minimum lot size requirement. Staff recommends the approval of the Zone Change.

50  
51 Chairman Gonzales opened the hearing for public comment.

52  
53 There were no comments.

54  
55 Chairman Gonzales closed the hearing for public comment.

56  
57 There were no comments from the Commission.

58  
59 Commissioner Swenson **moved** to recommend **approval** of the proposed Isaac's Landing Zone  
60 Change Application from the R-R zone to the R-1-15 zone.

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

62  
63

#### 64 **Academy Park**

65 **Applicant:** Dean Ingram

66 **General Plan:** Low Density Residential

67 **Zoning:** R-R current; R-1-15 proposed

68 **Location:** 1250 South Mill Road

69

70 Part of the Academy Park development is part of a previously approved project. The project  
71 lost its approval due to inaction but the zoning remained in place. This is a proposed Master  
72 Planned Development. This is the first project to be approved with the new Master Planned  
73 Development standards. The lots vary in size; however, the average lot size meets the R-1-15  
74 requirements. There is a pedestrian connection between the south cul-de-sac and the north  
75 street. Staff recommends the Zone Change and the Preliminary Plat be approved.

76

77 Commissioner Swenson stated that he has been approached from a resident on Mill Road and  
78 there is concern about the width of the road. City staff addressed the concern by stating that  
79 over time, as maintenance is completed, the City will widen the shoulder as much as possible.  
80 As development occurs the road will widen to the collector width standard.

81

82 The developments that are currently ongoing are in the process of widening the road. With the  
83 Academy Park development, there will be about 15' or so of new pavement added to Mill Road.

84

85 The City hired a consultant to evaluate how to best develop Mill Road.

86

87 Chairman Gonzales would like to open the hearing for public comment

88

89 Amber Prior approached the Commission to discuss the width of Mill Road.

90

91 Chairman Gonzales thanked Amber Prior for her comment and said they were not the  
92 governing body to make that decision.

93

94 Dean Ingram approached the Commission to discuss the road realignment. He will be pulling  
95 out curb and gutter in front of the existing homes to help with the realignment.

96  
97 Dean Ingram went into depth with the phasing of the development. Phase 1 and 2 will run  
98 concurrently, the cul-de-sac and the most west part of the development connecting to  
99 Muhelstein Meadows.

100  
101 Chairman Gonzales closed the hearing for public comment.

102  
103 There was no further comment from Staff or the Commission.

104  
105 Commissioner Fallon **moved** to recommend that the City Council approve the Zone Change for  
106 Academy Park, adjacent to Mill Road, from the R-R zone to the R-1-15 zone based on the  
107 following findings:

- 108 1. That the proposed Zone Change is consistent with the General Plan.
- 109 2. That the proposed Zone Change is consistent with the surrounding property on the  
110 same side of Mill Road.
- 111 3. That the City is prepared to provide service to developments in the R-1-15 zone.

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

113

114

#### 115 PRELIMINARY PLAT

116

#### 117 **Isaac's Landing**

118 **Applicant:** Amberlyn Prior

119 **General Plan:** Low Density Residential

120 **Zoning:** R-1-15

121 **Location:** 916 South Mill Road

122

123 The information was already addressed when the Zone Change application was presented.

124

125 Commissioner Fallon **moved** to recommend that the City Council approve the Isaac's Landing  
126 Preliminary Plat based on the finding that the plat meets the City's R-1-15 requirements and  
127 subject to the following conditions:

- 128 1. That the applicant meet the City's Development Standards.
- 129 2. That a private sewer easement be provided across the center three lots.
- 130 3. That the applicant obtain water to meet the development's water obligations.

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

132

133

#### 134 **Academy Park**

135 **Applicant:** Dean Ingram

136 **General Plan:** Low Density Residential

137 **Zoning:** R-1-15

138 **Location:** 1250 South Mill Road

139

140 Commissioner Swenson **moved** to recommend **approval** of the proposed Academy Park  
141 Preliminary Plat conditioned upon the following:  
142 1. That the pedestrian connection be provided as outlined in the Preliminary Plat presented  
143 at the Planning Commission meeting.  
144 2. That the applicant updates the phases on the plat.  
145 Commissioner Fallon **seconded** and the motion **passed** all in favor.  
146  
147

#### 148 River Cove

149 **Applicant:** LEI

150 **General Plan:** Low Density Residential

151 **Zoning:** R-1-12

152 **Location:** 920 South River Ridge Lane  
153

154 This development has been in progress for about 10 years. This plat was approved but lost its  
155 vesting due to inactivity. When the applicants came back to the City for re-approval they were  
156 required to meet the new City's guidelines and some modifications to the plat were made.  
157 Staff recommends that the plat be approved.  
158

159 Chairman Gonzales mentioned that there was a question of who would build the trail in the  
160 DRC minutes of May 21, 2015. Cory Pierce felt there was a disconnect between City Staff  
161 and the applicant. In Master Planned Developments, the applicant is generally responsible for  
162 building trails not just deeding the property over to the City.  
163

164 The applicant recently met with Chris Thompson and Dave Oyler as to how they were going to  
165 make it all work. In 2011, there were discussions about access to the river for flooding. The  
166 applicant is willing to deed the property over to the City along with completing an Erosion  
167 Control Study and completing any recommendations of the Study. The applicant feels they  
168 should not have to bear the burden of building the trail.  
169

170 Cory Pierce stated from the City's stand point, the trail is for access to the river in a time of an  
171 emergency more than anything and the desire is to give the City access to the river for  
172 maintenance. The trail will also provide access to the sports park.  
173

174 Chairman Gonzales does not feel comfortable recommending approval of the proposed  
175 Preliminary Plat due to questions about who should bear the cost of building the trail.  
176 Chairman Gonzales stated that they are not the correct body to determine if the City is willing  
177 or able to bear the cost of building the trail.  
178

179 Chairman Gonzales **moved** to recommend **approval** to City Council of the proposed River Cove  
180 Preliminary Plat subject to the following conditions:

- 181 1. That the applicant, with the first Final Plat, bond for the road connection which includes  
182 curb, gutter and utilities connecting Sandbar Way to Quail Hollow.
- 183 2. That the applicant bond for erosion control pursuant to the Erosion Control Study.
- 184 3. That the applicant quit claim deed the land north of the river lots and west connection  
185 with the approval of the Preliminary Plat to the City.

- 186 4. That the applicant work with SUVPS to provide the necessary clearances of the line  
187 through the area on the north end of the property.  
188 5. That the trail and deed issue be addressed by the City Council.  
189 Commissioner Fallon **seconded** and the motion **passed** all in favor.

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191

## 192 **Warner Subdivision**

193 **Applicant:** Gardner and Associates  
194 **General Plan:** Low Density Residential  
195 **Zoning:** R-1-9  
196 **Location:** 1000 East Scenic Drive

197

198 Dave Anderson addressed the Commission regarding the proposed development stating that it  
199 meets the City's development requirements. The City was approached by the property owners  
200 of the triangular shaped parcel adjacent to the development. The land owners of that parcel  
201 have requested that access be provided to that parcel. The City Staff has gone through all the  
202 meeting minutes where that parcel was discussed. Staff has not been able to find any  
203 commitments that have been made that access would be provided to the landlocked parcel.  
204 The City does not like to see properties land-locked. However, in this case, access can be  
205 provided from River Bottoms Road. Staff does not believe the applicant should be required to  
206 provide access.

207

208 Commissioner Fallon stated that the applicant is a client of his.

209

210 The applicant addressed the Commission. The three owners of the property to the south west  
211 are all partners in ownership of the land-locked property. The applicant stated that there is the  
212 prospect of a person purchasing the land-locked property as well as a property in the  
213 development that backs the land-locked property to protect the view.

214

215 Chairman Gonzales expressed concerns with the alignment of the most south lot and driveway  
216 access. Dave Anderson suggested that staff work with a consultant to determine if there is a  
217 potential issue. The applicant said he could configure a house plan as to not have the driveway  
218 line up with the intersecting road.

219

220 Commissioner Swenson **moved** to recommend **approval** to City Council of the proposed  
221 Warner Subdivision Preliminary Plat subject to the following conditions:

222

- 222 1. That the plat conform to the City's requirement of the subdivision
- 223 2. That the applicant takes into consideration the driveway access on lot 13.

224

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

225

226

## 227 **OTHER BUSINESS**

228

229 Chairman Gonzales recommended that the Planning Commission not have a meeting in July.  
230 After some discussion it was determined the Planning Commission will meet on July 2<sup>nd</sup>.

231

232 Chairman Gonzales would like to add August 20<sup>th</sup> as a work session to the Planning  
233 Commission Meeting schedule; he would like to address the General Plan Map.

234  
235 Commissioner Fallon would like to address the following:

- 236     ▪ Mixed Use, what is it?
- 237     ▪ Understanding the inventory of the City with single-family and multi-family homes.

238  
239 There will not be a Parade of Homes home in the Spanish Fork, which is disappointing to Dave  
240 Anderson and Chairman Gonzales. Commissioner Fallon mentioned there is a lack of large lots  
241 in the City.

242  
243 Dave Anderson would like to discuss Multi-family zoning in a work session meeting.

244  
245 Commissioner Gonzales **moved** to **adjourn**.

246 Commissioner Fallon **seconded** and the motion **passed** all in favor at 7:26 pm.

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249 **Adopted:**

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Kimberly Brenneman  
Community Development Division Secretary

DRAFT

Draft Minutes  
Spanish Fork City Planning Commission Meeting  
August 6, 2014

**Commission Members Present:** Chairman Brad Gonzales, Bruce Fallon, Treaci Tagg, Brad Tanner. **Absent:** Reed Swenson.

**Staff Present:** Dave Anderson, Community Development Director; Jered Johnson, Engineering Division Manager; Jason Sant, Assistant City Attorney; Kimberly Brenneman, Community Development Division Secretary.

**Citizens Present:** Stephanie Gorham, Landon Gorham, Tayson Gorham, Alyssa Gorham, Kayden Gorham, Richard Lee, Natalie Taylor, Julia Dunn, Emily Taylor, Hannah Frost, Tam Hurst, Karlee Hurst, Brady Hurst, Brevin Hurst, Shae Seitzinger, Riggden Seitzinger, Traeke Seitzinger, Boeden Seitzinger, Lori Farley, Katie Farley, Katrina Peacock, Amberly Peacock, Benjamin Peacock, George Peacock, Destiny Banks, Kristi Youd, Oaklie Youd, Quaid Youd, Nash Youd, Callie Beardall, Braxton Beardall, Kaysen Beardall, Addilynn Beardall, Brinlee Beardall, Sarah Williams, Brooke Hardin, Jennifer Ward, Jonas Larsen, Chelise Larsen, Reese Larsen, Ember Pilati, Myarae Pilati, Joshua Pilati, John C. Giles, Aiden Cordell, Carson Cordell, Jay Irvine, Whitney Ferguson, Jared Ferguson, Ashley Bailey, Justin Bailey.

**PRELIMINARY ACTIVITIES**

**Pledge of Allegiance**

Chairman Gonzales lead the pledge.

**Approval of Minutes: June 4, 2014**

Chairman Gonzales moved to postpone the minutes until September.

Commission Tanner entered the meeting at 6:08 p.m.

Chairman Gonzales introduced Commissioner Brad Tanner who appointed as a commissioner on August 5, 2014 by the City Council.

Chairman Gonzales spoke about the Play Unplugged program and explained what the Planning Commission does.

Chairman Gonzales opened the meeting to questions from the brag tag attendees. One of the questions asked was what was being built by Walgreen's. Dave Anderson explained the different structures that are in the process of being built in the Canyon Creek development. A question about if the Spanish Fork Cinema will be torn down. Chairman Gonzales explained

47 that developers have plans and until contracts have been signed they can not say for sure what  
48 will be done.

49  
50 Chairman Gonzales closed the meeting to questions.

51  
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53 **PRELIMINARY PLAT**

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55 **White Rail Subdivision**

56 **Applicant:** LEI

57 **General Plan:** High Density Residential

58 **Zoning:** R-1-6

59 **Location:** 980 South Highway 51

60  
61 The application is before the Planning Commission due to the original application losing their  
62 approval. The project has not changed from the original Preliminary Plat that was approved  
63 over a year ago. Staff recommends that the Preliminary Plat be approved.

64  
65 Commissioner Fallon asked Dave Anderson if the Preliminary Plat meets the current standards.  
66 Jered Johnson stated the Final Plats have been reviewed and will be approved based on the  
67 current standards.

68  
69 The development will not interfere with a road that was at one time proposed to go through the  
70 development. It will remain a public access road. There are no concerns about the proposed  
71 development butting up against neighboring developments.

72  
73 Commissioner Fallon asked if the development is multi-family or single family homes. Dave  
74 Anderson confirmed they are single family homes.

75  
76 Commissioner Fallon **moved** to recommend that the City Council approve the White Rail  
77 Subdivision Preliminary Plat based on the finding that the plat meets the City's R-1-6  
78 requirements.

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

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81  
82 **Conditional Use Permit**

83  
84 **AT&T Wireless upgrade of LTE antennae**

85 **Applicant:** Technology Associates

86 **General Plan:** Mixed Use

87 **Zoning:** R-1-6

88 **Location:** 350 South 300 East

89  
90 This is very similar to other expansions that have been brought before the Planning  
91 Commission recently. Dave Anderson stated the additional equipment will not impact the  
92 areas or residents around the tower. Staff recommends that the Conditional Use Permit be  
93 approved.

94  
95 Chairman Gonzales opened the hearing for public comment.

96  
97 There were no comments.

98  
99 Chairman Gonzales closed the hearing for public comment.

100  
101 Commissioner Tanner asked how long the Conditional Use Permit would be allowed.

102  
103 Dave Anderson gave a brief description of zoning; in that zones allow for certain permitted uses  
104 but with a Conditional Use Permit and approval from the Planning Commission the applicant  
105 could do something additional within that zone. The Planning Commission has a chance to  
106 provide an additional review of the allowed uses that require a Conditional Use Permit and are  
107 able to impose conditions. The Planning Commission cannot deny a Conditional Use Permit if  
108 it is an allowed Conditional Use in the particular zone.

109  
110 Richard Lee gave a description of what will be improved on the tower. The antennae that are  
111 being replaced have more ports and are lighter in weight. He addressed that projects coming  
112 up in the future will, at one point, not be backward compatible. Richard Lee went over some of  
113 the different items that are planned to take place over the next few years. As technology  
114 progresses the equipment will need to modify. The existing height of the tower will not change.

115  
116 Commissioner Fallon **moved** to approve the AT&T Wireless upgrade of LTE antennae  
117 Conditional Use Permit based on the findings that are outlined in the staff report attached to  
118 the agenda.

119 Commissioner Tanner **seconded** and the motion **passed** all in favor.

120

121

122 **ZONE TEXT AMENDMENT (public hearing)**

123

124 **Title 15 Height Restriction**

125 **Applicant:** Kyle Robinson

126 **General Plan:** City Wide

127 **Zoning:** City Wide

128 **Location:** City Wide

129

130 Dave Anderson addressed the Commission stating occasionally there are unintended  
131 consequences when revisions of the Municipal Code are made. One of the changes that was  
132 done in March of 2014 changed the way the City measured the height of primary residential  
133 buildings. When the change was implemented, the maximum height of a primary residential  
134 building changed to 30'. The applicant caught this error when he was preparing to submit  
135 building plans for his home, which is similar to the home that is built across the street, and  
136 realized the plans no longer meet the City's primary residential building height by a few feet.

137

138 Chairman Gonzales asked if there was a clause about antennas or auxiliary structures that  
139 would be used to measure the height. Dave Anderson stated that it will be the height of the  
140 physical roof.

141  
142 Chairman Gonzales opened the hearing for public comment.

143  
144 There were no comments.

145  
146 Chairman Gonzales closed the hearing for public comment.

147  
148 There were no comments from the Commission.

149  
150 Commissioner Tagg **moved** to recommend that the City Council approve the Title 15 Height  
151 Restriction Zone Text Amendment for residential structures changing the maximum height from  
152 30 feet to 35 feet in all residential zones.

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

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156 **Title 15 Transfer Station Amendment**

157 **Applicant:** Spanish Fork City

158 **General Plan:** City Wide

159 **Zoning:** City Wide

160 **Location:** City Wide

161  
162 There is currently a Transfer Station in Springville next to Love's Truck Stop. This is the type  
163 of use that this language envisions and is talking about. Dave Anderson read the proposed  
164 new definition of a Solid Waste Transfer Station. This facility will only be able to be conducted  
165 by a public facility.

166  
167 Chairman Gonzales asked about how the City will police the policy of not having debris outside  
168 the building like the Transfer Station in Springville has. Dave Anderson stated the facility in  
169 Springville would not qualify under this new proposed Zone Text Change as all products must  
170 be delivered into the building, and nothing is to be stored outside the building.

171  
172 Commissioner Gonzales asked why it is important to have this facility in Spanish Fork. Dave  
173 Anderson stated the City is part of a district and the district realizes the current location is not  
174 going to function well over time. As a member of the district, as well as having the transfer  
175 station close to the residents of Spanish Fork, the City has some skin in the game by working  
176 to keep waste management costs down for residents. Another benefit is by pulling utilities,  
177 sewer and water, out to the proposed site it could potentially help encourage other  
178 developments to be constructed.

179  
180 Commissioner Tanner asked if recycling and green waste or compost would be allowed uses for  
181 this facility. Commissioner Fallon asked if the composting process would be required to be  
182 outside for weathering. Dave Anderson said that it would not be an allowed use if it was stored  
183 outside. The way the proposal has been described to Dave Anderson, the new Transfer Station  
184 is supposed to be a better neighbor than what is currently being utilized in Springville.

185

186 Dave Anderson stated that the current green waste station has outgrown the area of where it  
187 is and needs to be relocated and this would be a great solution once the district constructs a  
188 new Transfer Station.

189  
190 Commissioner Tagg clarified that the Planning Commission is not deciding on a building that is  
191 to be constructed but more making sure that if a building is built these are the requirements  
192 that must be met. Dave Anderson confirmed Commissioner Tagg was right.

193  
194 Chairman Gonzales stated he believes that the regulations will be hard to impose and monitor.

195  
196 Chairman Gonzales opened the hearing for public comment.

197  
198 There were no comments.

199  
200 Chairman Gonzales closed the hearing for public comment.

201  
202 There were no comments from the Commission.

203  
204 Commissioner Tagg **moved** to recommend that the City Council approve the Title 15 Transfer  
205 Station Zone Text Amendment.

206 Chairman Gonzales **seconded** and the motion **passed** all in favor.

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208

## 209 OTHER BUSINESS

210

211 Discussion of the Townhomes at Maggie's Bend ensued.

212

213 The last couple of meetings, July 23<sup>rd</sup> and August 6<sup>th</sup>, the DRC has been discussion the  
214 Townhomes at Maggie's Bend and a driveway access issue onto 1100 East. Dave Anderson  
215 gave some background to the Planning Commission regarding the zoning and various roads  
216 around the development.

217

218 Commissioner Tanner asked if the dirt road just to the north of the proposed development  
219 would ever be a through street. Jered Johnson said it could be, but is not in any plans at this  
220 time.

221

222 Dave Anderson presented the two different proposals submitted by John Smiley.

223

224 Chairman Gonzales has a concern that what is to be built needs to be high class and needs to  
225 put the City's "best foot forward" with having the commercial traffic driving by.

226

227 Commissioner Tagg does not like the driveways fronting 1100 East. People congregate at the  
228 front door and that it would not be safe for children to play in the front yard or to back out of  
229 the driveways.

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231 Commissioner Tanner is concerned with the high density as well as the points Commissioner  
232 Tagg made.

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Chairman Gonzales wondered if the proposed development would deter commercial development.

Commissioner Fallon stated with a stand alone residential development there is a concern of the development being disconnected or isolated from the rest of the community.

With the applicant needing an Infill Overlay Zone approval the Commission will have the ability to say if they feel there are too many units for the property. The development meets the maximum of allowed units per the property size.

Commissioner Fallon prefers, from a design perspective, the plat with the back yards facing each other, however he is concerned with the safety issues of the driveways fronting 1100 East.

Commissioner Tanner asked if the developer were to build fewer larger units if they would still make the same amount of money.

Dave Anderson brought up the issue of off street parking being an issue and that there is not much of a concern with either proposed layouts. With dialing back the units a playground could be built.

Commissioner Tagg asked about if with the commercial development, would the City be able to restrict the access on 1100 East so the commercial developments could not turn out onto 1100 East?

Dave Anderson stated that they can have some influence of restriction but they could not limit it completely.

Dave Anderson presented to the Commission flow charts detailing the development application process for the commissioners to look over.

Dave Anderson addressed the Commission about some prepping for recommendations of motions to make the most sense and that work best for the City over time. There was further discussion about why clarity is needed for motions. Dave Anderson stated that listing out findings is important to describe why the development should or should not be approved. Dave Anderson gave an example of maybe the development meets the zoning ordinance or that the development meets the utility requirements. Should any conditions be imposed it is important to list those out as well. Examples of conditions would be that additional lighting for the development is needed or that there needs to be an additional access point.

Dave Anderson welcomed Commissioner Brad Tanner. He also recognized George Gull and Richard Heap for their great work they have done for the Planning Commission.

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Dave Anderson would like to have a dinner with the Commission sometime in October. A work session will be held on August 20<sup>th</sup> at 6:00 p.m.

Chairman Gonzales **moved to adjourn** at 7:59 pm.

**Adopted:**

\_\_\_\_\_  
Kimberly Brenneman  
Community Development Division Secretary

DRAFT



# CONDITIONAL USE

## REPORT TO THE PLANNING COMMISSION VERIZON WIRELESS CONDITIONAL USE APPROVAL REQUEST

**Agenda Date:** September 3, 2014.

**Staff Contacts:** Dave Anderson, Community Development Director.

**Reviewed By:** Development Review Committee.

**Request:** Verizon Wireless is requesting Conditional Use approval to add equipment to an existing wireless telecommunication tower.

**Zoning:** Industrial 1.

**General Plan:** Mixed Use.

**Project Size:** Not applicable.

**Number of lots:** Not applicable.

**Location:** Approximately 500 South 150 West.

### Background Discussion

Verizon Wireless has requested Conditional Use Approval to add new equipment to an existing telecommunication tower.

As has been the case with other requests of this nature, staff recommends that this request be approved. Staff believes expanding existing facilities of this nature and their use is generally preferred to having new towers constructed in the City.

The attached plans provide a detailed description of exactly what Verizon is proposing.

### Development Review Committee

The Development Review Committee reviewed this request in their August 13, 2014 meeting and recommended that it be approved. Minutes from that meeting read as follows:

Verizon is replacing the existing antenna with a slightly larger antenna. Dave Oyler asked that the weed issue within the fenced area of the cell tower be addressed when these improvements are made.

Junior Baker stated that the City can have Officer Duane Brunson contact the owners to clean up the weeds. Dave Anderson said he would reach out to the company about the weeds.

Dave Anderson **moved** to recommend approval to the Planning Commission of the Verizon Antenna Modification Conditional Use Permit subject to the following conditions:

1. The applicant complies with the conditions of the original approval when the tower was installed on the site.

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**

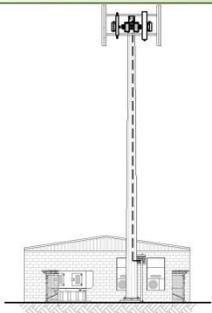
1. Staff recommends that the proposed Conditional Use Permits be approved.



**APPROVED**  
By Craig Skinner at 3:44 pm, Jul 17, 2014

# verizonwireless

**PRO SPANISH FORK**  
PUBLIC RECORD PARCEL NO. 25:022:0058  
ATC SITE NAME: SPANISH FORK  
150 W 500 SOUTH  
SPANISH FORK, UTAH 84660  
UTAH COUNTY  
EXISTING COMMUNICATIONS SITE  
AWS INSTALLATION PROJECT



DESIGNED FOR:  
**verizonwireless**

9656 SOUTH PROSPERITY ROAD WEST  
JORDAN, UTAH 84081  
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OF OUR CLIENT. ANY REPRODUCTION OR USE OF  
THE INFORMATION CONTAINED HEREIN FOR  
DOCUMENTS IS PROHIBITED WITHOUT THE WRITTEN  
CONSENT OF TOMSON TECHNOLOGICAL, LLC.

DATE	DESCRIPTION
07/20/14	ISSUED FOR PERMITS
07/20/14	ISSUED FOR CONSTRUCTION
07/20/14	ISSUED FOR CONSTRUCTION

**PROJECT DESCRIPTION:**  
THIS PROJECT CONSISTS OF THE FOLLOWING:  
REMOVAL:  
- SIX (6) EXISTING PANEL ANTENNAS  
INSTALLATION:  
- SIX (6) NEW PANEL ANTENNAS  
- THREE (3) NEW RRH UNITS  
- TWO (2) NEW MAIN OVP UNITS  
- ONE (1) NEW RRH  
- ONE (1) NEW HYPERFLEX CABLE  
- ONE (1) NEW ALL BACK  
- NEW 2x6 FIBER TRACK  
EQUIPE-INSTALLATION:  
- THREE (3) FUTURE RRH UNITS

**SHEET INDEX:**

SHEET	TITLE	REV.
TT	TITLE SHEET	0
SPT	SPECIFICATION & PHOTO SHEET	0
CI	SITE PLAN	0
C2	ELEVATIONS	0
C3	SHELTER MAPPING	0
C4	2D PLANS	0
C5	SSH 1898D CABLE DROWNS AND CHART	0
RF1	ANTENNA INFORMATION	0

**PROJECT INDEX:**

REV.	DESCRIPTION
0	ISSUED FOR PERMITS
0	ISSUED FOR CONSTRUCTION
0	ISSUED FOR CONSTRUCTION

**GENERAL PROJECT NOTES:**

- PRIOR TO SUBMITTING A BID, THE CONTRACTOR SHALL FAMILIARIZE HIMSELF/HERSELF WITH THE SCOPE OF WORK AND ALL CONDITIONS AFFECTING THE NEW PROJECT.
- CONTRACTOR SHALL VERIFY ALL FIELD CONDITIONS AND DIMENSIONS OF THE JOB SITE AND CONFIRM THAT WORK AS INDICATED ON THESE CONSTRUCTION DOCUMENTS CAN BE ACCOMPLISHED AS SHOWN PRIOR TO COMMENCEMENT OF ANY WORK.
- ALL FIELD MODIFICATIONS BEFORE, DURING, OR AFTER CONSTRUCTION SHALL BE APPROVED IN WRITING BY A VERIZON WIRELESS REPRESENTATIVE.
- INSTALL ALL EQUIPMENT AND MATERIALS PER THE MANUFACTURER'S RECOMMENDATIONS, U.L.D.
- NOTIFY VERIZON WIRELESS, IN WRITING, OF ANY MAJOR DISCREPANCIES REGARDING THE CONTRACT DOCUMENTS, EXISTING CONDITIONS, AND DESIGN INTENT. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR OBTAINING CLARIFICATIONS FROM A VERIZON WIRELESS REPRESENTATIVE AND ADJUSTING THE BID ACCORDINGLY.
- CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES OF THE WORK UNDER THE CONTRACT.
- CONTRACTOR SHALL PROTECT ALL EXISTING IMPROVEMENTS AND FINISHES THAT ARE TO REMAIN. CONTRACTOR SHALL REPAIR ANY DAMAGE THAT MAY OCCUR DURING THE CONSTRUCTION TO THE SATISFACTION OF A VERIZON WIRELESS REPRESENTATIVE.
- THE CONTRACTOR IS RESPONSIBLE FOR RED-LINING THE CONSTRUCTION PLANS TO ILLUSTRATE THE AS BUILT CONDITION OF THE SITE. FOLLOWING THE FINAL INSPECTION BY VERIZON WIRELESS, THE CONTRACTOR SHALL PROVIDE VERIZON WIRELESS WITH ONE COPY OF ALL RED-LINED DRAWINGS.
- VERIFY ALL PANEL EQUIPMENT WITH A VERIZON WIRELESS REPRESENTATIVE. ALL EQUIPMENT LAYOUT, SPECS, PERFORMANCE INDICATION AND THEIR FINAL LOCATION ARE TO BE APPROVED BY VERIZON WIRELESS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING HIS/HER WORK WITH THE WORK AND CLEARANCES REQUIRED BY OTHERS RELATED TO SAID INSTALLATIONS.

**PROJECT INFORMATION:**

PROPERTY OWNER: RICK WILKINSON  
14 W 500 S, SPANISH FORK UTAH 84660  
TOWER OWNER: SPANISH FORK  
SITE NUMBER: UT-8284  
JURISDICTION: CITY OF SPANISH FORK  
40 SOUTH MAIN STREET  
SPANISH FORK, UTAH 84660  
PLANNING & ECONOMIC DEVELOPMENT  
PHONE: 801-804-4560  
PUBLIC RECORD PARCEL NO.: 25:022:0058

**DRIVING DIRECTIONS:**  
COORDINATES: **40°08'11.78" N**  
**111°02'22.87" W**  
FROM THE VERIZON WIRELESS OFFICE: 8656 PROSPERITY RD WEST JORDAN, UT 84081, HEAD SOUTH TOWARD PROSPERITY RD 144 FT, TURN RIGHT ONTO PROSPERITY RD 0.7 MI, TURN LEFT ONTO W 1025E 0.4 MI, TURN RIGHT ONTO MOUNTAIN VIEW CORRIDOR 3.5 MI, TURN LEFT ONTO W 1200 S 1.1 MI, TURN RIGHT ONTO UT-104 S 6.8 MI, MERGE ONTO I-15 S 3.1 MI, TAKE EXIT 257 B-A FOR US 8 E TOWARD UTAH 156/SPANISH FORK/PRICEMAN ST 0.3 MI, TAKE EXIT 257 A FOR UTAH156/MAIN ST TOWARD SPANISH FORK 0.8 MI, TURN LEFT ONTO MAIN ST (UT-156) 1.4 MI, TURN RIGHT ONTO W 500 S 300 FT. SITE IS A MONOPOLE LOCATED AT THE BACK OF STORAGE LOT.

**VICINITY MAP:** SCALE 1:15,000  
NORTH

**ECC COMPLIANCE:**  
FCC OF 150019  
EMISSION FROM THIS FACILITY WILL NOT INTERFERE WITH OPERATION OF OTHER COMMUNICATION DEVICES.

**PRO SPANISH FORK**  
EXISTING COMMUNICATIONS SITE  
AWS INSTALLATION PROJECT

PROJECT ADDRESS:  
150 W 500 SOUTH  
SPANISH FORK, UTAH 84660  
UTAH COUNTY

**TITLE SHEET**

DATE: 7/9/2014 1:29 PM  
SHEET NUMBER: T1

**GENERAL PROJECT NOTES:**

- CONTRACTOR IS RESPONSIBLE FOR ERECTING TEMPORARY BARRICADES AND/OR FENCING TO PROTECT THE SAFETY OF THE PUBLIC DURING CONSTRUCTION. THE CONTRACTOR SHALL REMOVE ALL TEMPORARY BARRIERS AND REPAIR ALL DAMAGE TO PROPERTY ON THE SITE CAUSED BY THIS CONSTRUCTION. THE COST OF REPAIR IS THE CONTRACTOR'S RESPONSIBILITY.
- ALL WORK SHALL BE IN ACCORDANCE WITH APPLICABLE LOCAL, STATE, AND FEDERAL REQUIREMENTS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL MEASUREMENTS AT THE SITE PRIOR TO COMMENCING ANY WORK OR CONDUCTING ANY WORK.
- EXCESS SOIL MATERIAL AND DEBRIS CAUSED BY THIS CONSTRUCTION SHALL BE REMOVED FROM THE SITE AND DISPOSED OF IN A LEGAL MANNER.
- CONTRACTOR SHALL MAKE ADJUSTMENTS TO GRADING ELEVATIONS AS NECESSARY TO ENSURE A SITE FREE OF DRAINAGE PROBLEMS.
- CONTRACTOR SHALL COORDINATE A CONSTRUCTION LAYOUT AREA WITH THE PROPERTY OWNER. CONSTRUCTION LAYOUT AREA SHALL BE FENCED-IN WITH TEMPORARY (45 DAY) CONSTRUCTION FENCE. THE TEMPORARY FENCE SHALL BE CONSTRUCTED OF 6" HIGH CHAIN LINK FABRIC AND IS TO BE REMOVED AT THE END OF CONSTRUCTION. LAYOUT AREA IS TO BE RESTORED TO ITS ORIGINAL CONDITION AFTER FENCE REMOVAL.
- OWNER INFORMATION SHOWN WAS CREATED FROM RECORD INFORMATION AND DOES NOT CONSTITUTE A LEGAL BOUNDARY SURVEY.
- THESE PLANS DO NOT ADDRESS THE SAFETY AND STABILITY OF THE STRUCTURE DURING ASSEMBLY AND ERECTION, WHICH ARE THE RESPONSIBILITY OF THE ERECTOR, BASED ON THE MEANS AND METHODS CHOSEN BY THE ERECTOR.

**GENERAL CONTRACTOR NOTES:**

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COMPLETE PROJECT SCOPE OF WORK DEFINED UNDER THE REQUEST FOR PROPOSAL (RFP) FOR THIS PROJECT AND ALL ASSOCIATED ATTACHMENTS AND DOCUMENTS PROVIDED.
- THE RFP AND ALL ASSOCIATED DOCUMENTS SHALL DEFINE THE COMPLETE PROJECT SCOPE OF WORK. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH ALL DOCUMENTS AND IS SOLELY RESPONSIBLE FOR ALL WORK.
- ALL DOCUMENTS INCLUDED WITHIN THE PROJECT REQUEST FOR PROPOSAL ARE REQUIRED FOR THE COMPLETE PROJECT SCOPE OF WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL WORK (EQUIPMENT, INSTALLATION, TESTING, ETC.) INDICATED IN ALL DOCUMENTS. THE RFP, VERIZON WIRELESS NETWORK STANDARDS AND RELATED ADJUSTMENTS AND CLARIFICATIONS ARE COMPLEMENTARY TO EACH OTHER. THE FORMAT OF THE SPECIFICATIONS AND DRAWING NUMBERING PER DRAWING IS NOT INTENDED TO IMPLY SEPARATION OF SUB CONTRACTOR WORK. CONTRACTOR SHALL ASSIGN ALL SUB CONTRACTOR WORK AND VERIZON WIRELESS WILL NOT ACCEPT ANY CHANGE ORDERS FOR INTERNAL CONTRACTOR WORK.
- CONTRACTOR SHALL BE RESPONSIBLE FOR DISTRIBUTING ALL RFP DOCUMENTS TO THEIR SUB CONTRACTORS. ALL RFP DOCUMENTS ARE REQUIRED TO INDICATE THE PROJECT SCOPE OF WORK. PARTIAL SUB CONTRACTOR DOCUMENT PACKAGES ARE HIGHLY DISCOURAGED.
- IN THE EVENT OF A CONFLICT BETWEEN THE DRAWINGS, SPECIFICATIONS, REFERENCED STANDARDS, VERIZON WIRELESS STANDARDS, OR AGREEMENT TERMS AND CONDITIONS THE ARCHITECT/ENGINEER SHALL BE CONTACTED FOR FORMAL INTERPRETATION OF THE REQUIREMENTS. THE CONTRACTOR SHALL BE OBLIGED TO HAVE PROVIDED THE DETAILED AND EXTENSIVE INTERPRETATION. ANY WORK INSTALLED IN CONFLICT WITH THE ARCHITECT/ENGINEER INTERPRETATION SHALL BE CORRECTED BY THE CONTRACTOR AT NO EXPENSE TO VERIZON WIRELESS.
- ALL ANTENNAS MUST BE PER TESTED WITHIN 48 HOURS OF THEIR BEING RECEIVED BY THE INSTALLATION CONTRACTOR. THOSE RESULTS MUST BE SENT BACK TO THE VERIZON WIRELESS CONSTRUCTION ENGINEER AND EQUIPMENT ENGINEER WITHIN THE SAME 48 HOURS. IF YOU MISS THE 48HR TIMELINE AND THE ANTENNAS DO NOT PASS UPON INSTALLATION, YOUR COMPANY WILL BE CHARGED FOR THE COST OF THE ANTENNAS FOR REPLACEMENT.
- ALL LOADS MUST BE SECURED PROPERLY TO THE VEHICLE OR TRAILER. VERIZON WIRELESS WILL PASS ALONG THE COST OF ANY REPLACEMENTS DUE TO DAMAGE OR LOSS WHETHER IT IS NEW OR USED.

**ANTENNA, MOUNTS & HARDWARE INSTALLATION NOTES:**

- CONTRACTOR TO INSTALL ANTENNAS, MOUNTS AND TOWER HARDWARE PER MANUFACTURER'S RECOMMENDATIONS OR AS REQUIRED BY THE OWNER/PROVIDER.
- ALL BOLTS SHALL BE TIGHTENED PER REQUIREMENTS.
- ANY GALVANIZED SURFACES THAT ARE DAMAGED BY ABRASIONS, CUTS, DRILLING OR FIELD WELDING DURING SHIPPING OR ERECTION SHALL BE TOUCHED-UP WITH TWO COATS OF ZINC GALVANIZING COMPOUND MEETING THE REQUIREMENTS OF ASTM A780.
- ANTENNA MOUNTS SHALL NOT BE USED AS A CLIMBING DEVICE. WORKERS SHALL ALWAYS USE THE OFF TO AN APPROVED CLIMBING POINT.
- SEE ALSO GENERAL ANTENNA NOTES ON SHEET RF1 (IF APPLICABLE).

**MAIN OVP, SECTOR BOX, RRH, IMA, & DPLEXER INSTALLATION NOTES:**

- CONTRACTOR TO INSTALL MAIN OVP, SECTOR BOXES, RRH'S, IMA'S, TOWER MOUNTED AMPLIFIERS, AND/OR DPLEXERS PER MANUFACTURER'S RECOMMENDATIONS.
- ALL BOLTS SHALL BE TIGHTENED PER ASRC REQUIREMENTS.
- ANY GALVANIZED SURFACES THAT ARE DAMAGED BY ABRASIONS, CUTS, DRILLING OR FIELD WELDING DURING SHIPPING OR ERECTION SHALL BE TOUCHED-UP WITH TWO COATS OF ZINC GALVANIZING COMPOUND MEETING THE REQUIREMENTS OF ASTM A780.

**COAX PORT NOTES:**

- REQUIRED ADDITIONAL COAX PORTS TO BE ADDED AS NEEDED BY CONTRACTOR.
- ANY ADDITIONAL COAX PORTS TO BE INSTALLED BELOW THE EXISTING, WHERE POSSIBLE.
- CONTRACTOR TO INVESTIGATE INTERIOR OF SHELTER/EQUIPMENT ROOM FOR CLEAREST PENETRATION POINT VERIZON WIRELESS WITH ONE COPY OF ALL RED-LINED DRAWINGS.
- ADDITIONAL COAX PORTS TO BE INSTALLED PER INDUSTRY STANDARDS.

**VIEW OF EXISTING ANTENNAS**

**VIEW OF EXISTING COAX PORT**

**VIEW OF EXISTING MONOPOLE (LOOKING NORTHEAST)**

**LEGEND OF SYMBOLS:**

REFERENCE LETTER OR NUMBER	EQUIPMENT OR FEATURE NUMBER
SECTION OR DETAIL	KEYED NOTE
SHEET WHERE DRAWN	± F.L. 1631.33 SPOT ELEVATION
SHEET WHERE TAKEN	± F.L. 1631.00
SECTION LETTER	± TOP OF WALL CONTROL OR DATUM POINT
SHEET WHERE DRAWN	± 1630.00
SHEET WHERE TAKEN	--- PROPERTY LINE
DETAIL NUMBER	--- EXISTING CONTOUR
SHEET WHERE DRAWN	--- NEW CONTOUR
SHEET WHERE TAKEN	± CENTERLINE
± PENNY	± ROUND/DIAMETER
	--- APPROXIMATELY

DESIGNED FOR:  
**verizonwireless**

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JORDAN, UTAH 84081  
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DATE	DESCRIPTION
07/20/14	ISSUED FOR PERMITS
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**PRO SPANISH FORK**  
EXISTING COMMUNICATIONS SITE  
AWS INSTALLATION PROJECT

PROJECT ADDRESS:  
150 W 500 SOUTH  
SPANISH FORK, UTAH 84660  
UTAH COUNTY

**SPECIFICATION & PHOTO SHEET**

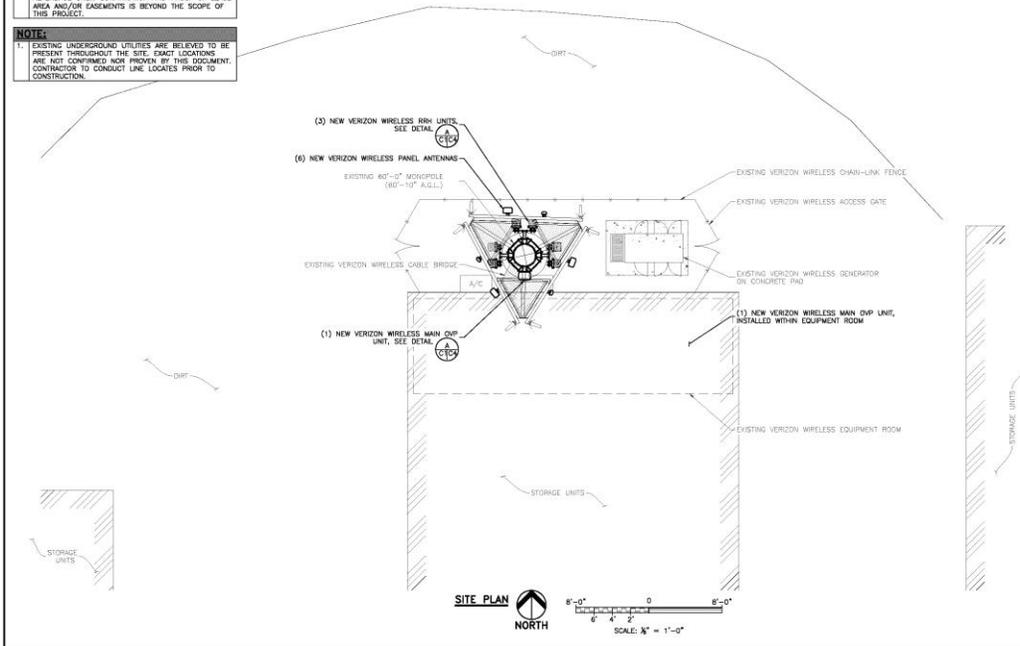
DATE: 7/9/2014 1:29 PM  
SHEET NUMBER: SP1

**GENERAL SITE PLAN NOTES:**

1. INFORMATION SHOWN BELOW FOR ORIENTATION PURPOSES ONLY. ALL DATA OBTAINED FROM PUBLIC RECORDS AND GENERATED FROM AERIAL IMAGES AND SITE VISITS. INFORMATION DOES NOT CONSTITUTE A LEGAL BOUNDARY SURVEY AND SHOULD NOT BE USED FOR SURVEYING OR OTHER RELATED PURPOSES.
2. SITE PLAN DATA AS SHOWN IS BASED UPON A LIMITED SITE MAPPING OF THE SURROUNDING AREA AND ARCHIVED SURVEY DOCUMENTS. DATA AS SHOWN IS FOR REFERENCE ONLY. CONFIRMATION AND PROOF OF LEASE AREA AND/OR EASEMENTS IS BEYOND THE SCOPE OF THIS PROJECT.

**NOTES:**

1. EXISTING UNDERGROUND UTILITIES ARE BELIEVED TO BE PRESENT THROUGHOUT THE SITE. EXACT LOCATIONS ARE NOT CONFIRMED NOR PROVEN BY THIS DOCUMENT. CONTRACTOR TO CONDUCT LINE LOCATES PRIOR TO CONSTRUCTION.



DESIGNED FOR:

**verizonwireless**  
9656 SOUTH PROSPERITY ROAD WEST  
JORDAN, UTAH 84081

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**Tomorrow Technologies**  
ALABAMA/ARIZONA/FL/INDIA/IL/ISRAEL/IT/JAPAN/NEW ZEALAND/PHILIPPINES/PORTUGAL/SPAIN/USA/UK

DATE: 7/9/2014 1:29 PM  
SCALE: 1/2" = 1'-0"

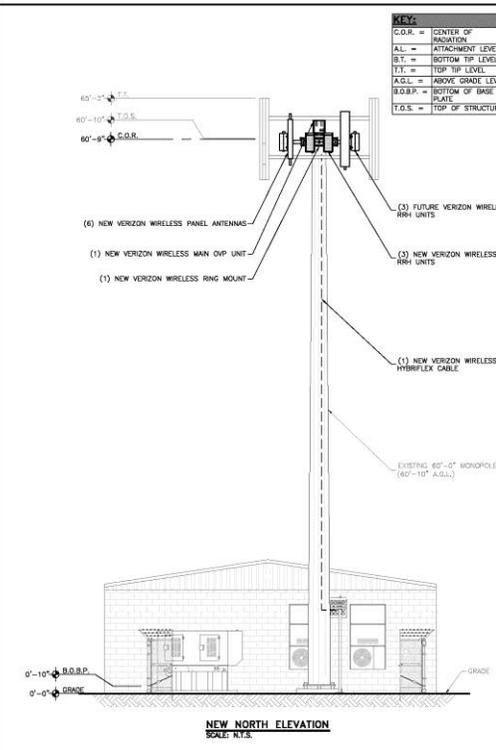
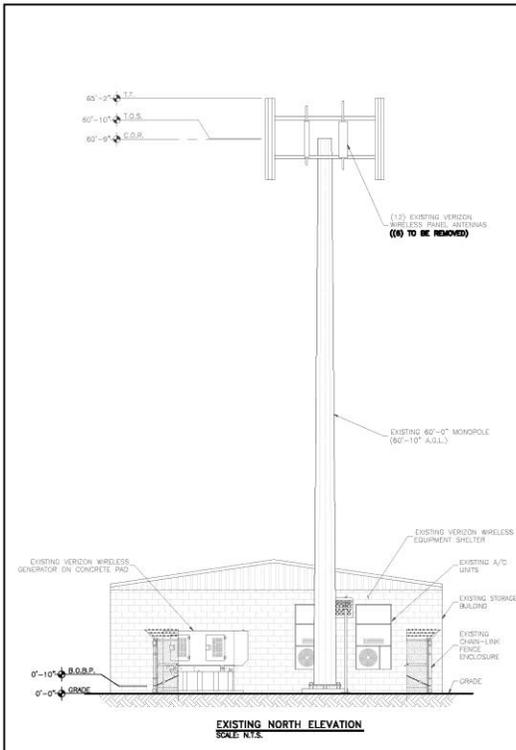
PROJECT NAME: **PRO SPANISH FORK**  
EXISTING COMMUNICATIONS SITE AWS INSTALLATION PROJECT

PROJECT ADDRESS: **150 W 500 SOUTH SPANISH FORK, UTAH 84660 UTAH COUNTY**

SHEET TITLE: **SITE PLAN**

DATE: 7/9/2014 1:29 PM  
SHEET NUMBER: **C1**

APPROVED FOR CONSTRUCTION



DESIGNED FOR:

**verizonwireless**  
9656 SOUTH PROSPERITY ROAD WEST  
JORDAN, UTAH 84081

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**Tomorrow Technologies**  
ALABAMA/ARIZONA/FL/INDIA/IL/ISRAEL/IT/JAPAN/NEW ZEALAND/PHILIPPINES/PORTUGAL/SPAIN/USA/UK

DATE: 7/9/2014 1:29 PM  
SCALE: N.T.S.

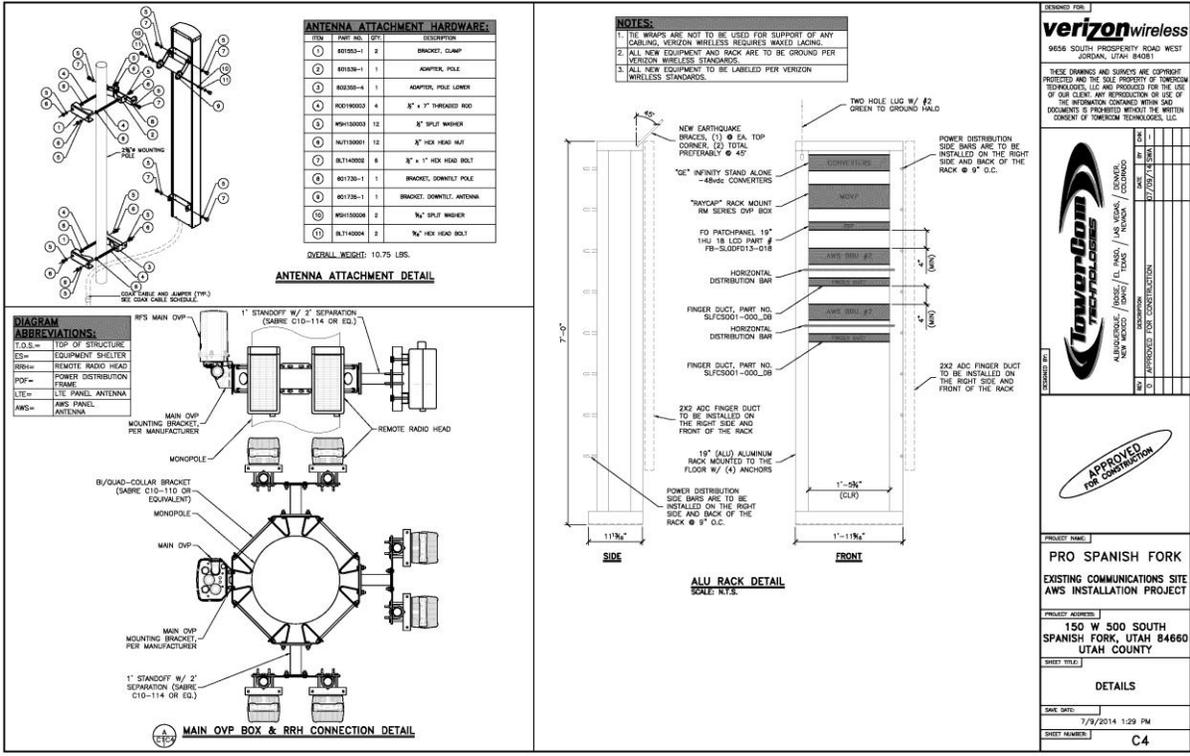
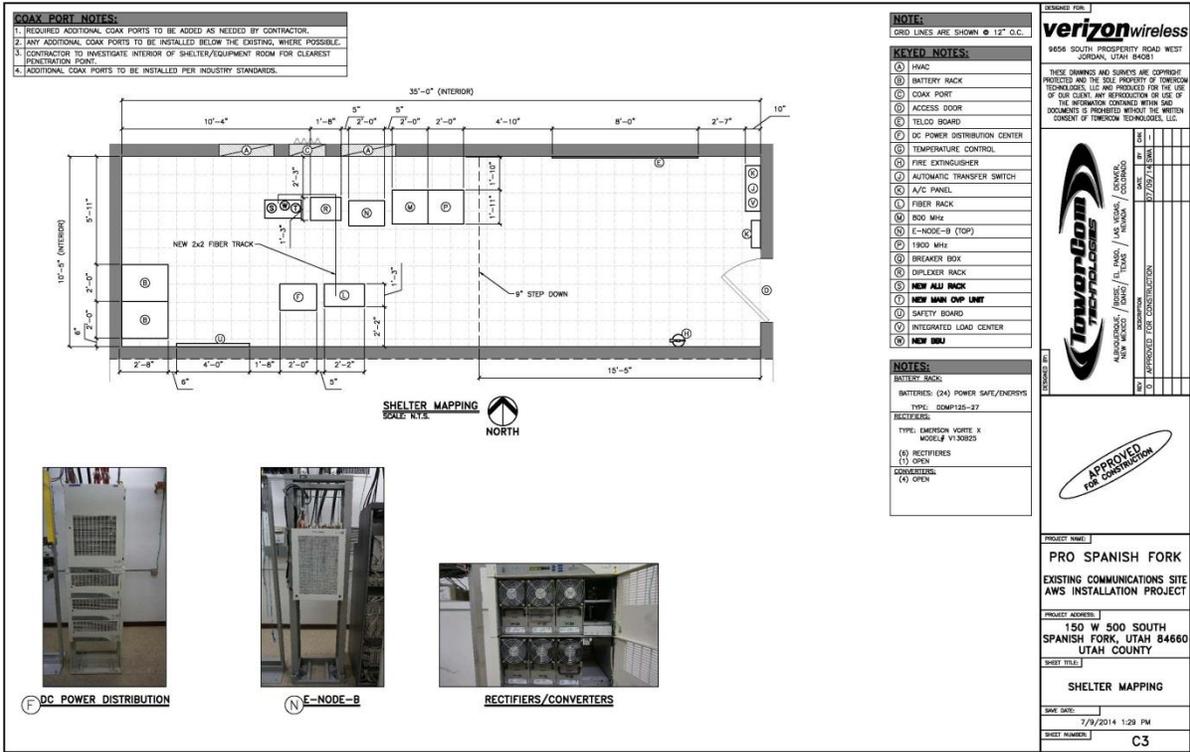
PROJECT NAME: **PRO SPANISH FORK**  
EXISTING COMMUNICATIONS SITE AWS INSTALLATION PROJECT

PROJECT ADDRESS: **150 W 500 SOUTH SPANISH FORK, UTAH 84660 UTAH COUNTY**

SHEET TITLE: **ELEVATIONS**

DATE: 7/9/2014 1:29 PM  
SHEET NUMBER: **C2**

APPROVED FOR CONSTRUCTION







# MAP AMENDMENT

## REPORT TO THE PLANNING COMMISSION SUVSWD ZONING MAP AMENDMENT APPROVAL REQUEST

**Agenda Date:** September 3, 2014

**Staff Contacts:** Dave Anderson, Community Development Director.

**Reviewed By:** Development Review Committee.

**Request:** The South Utah Valley Solid Waste District has requested that the zoning be changed for a 40-acre parcel from Industrial 1 to Public Facilities.

**Zoning:** Industrial 1 existing, Public Facilities proposed.

**General Plan:** Light Industrial.

**Location:** Approximately 3300 North 1100 West.

### Background Discussion

You may recall reviewing a proposed Text Amendment in August that changed the way the City regulates Solid Waste Transfer Stations from a zoning perspective.

Staff understands this proposed Map Amendment would provide the South Utah Valley Solid Waste District with the option to be able to eventually relocate their existing transfer station to this property.

Should the District propose to construct a Solid Waste Transfer Facility on this property, they would have to meet the conditions prescribed in the zoning code which include enclosing all components of the waste transfer operation within a building.

### Development Review Committee

The Development Review Committee reviewed this proposal in their August 13, 2014 meeting and recommended that it be approved. Minutes from that meeting read as follows:

#### SUVSWD

**Applicant:** Chris Thompson  
**General Plan:** Light Industrial  
**Zoning:** I-1 existing; PF proposed  
**Location:** 3300 North 1100 West

Junior asked if the DRC wants to wait to move this application forward until Springville reimburses the Solid Waste District for bringing utilities to the existing site. Dave Oyler said he wants this to move forward.

There are some issues with where to pull power and sewer, as both are a great distance from the subject property.

Chris Thompson stated the district's purchase of the property is contingent upon the Zone Change approval. Dave Anderson said from a development side he does not see a down side of changing this zone.



Junior Baker asked if the City should rezone the airport runway to the Public Facility zone. It was determined that the zoning could be changed when the Site Plan was submitted.

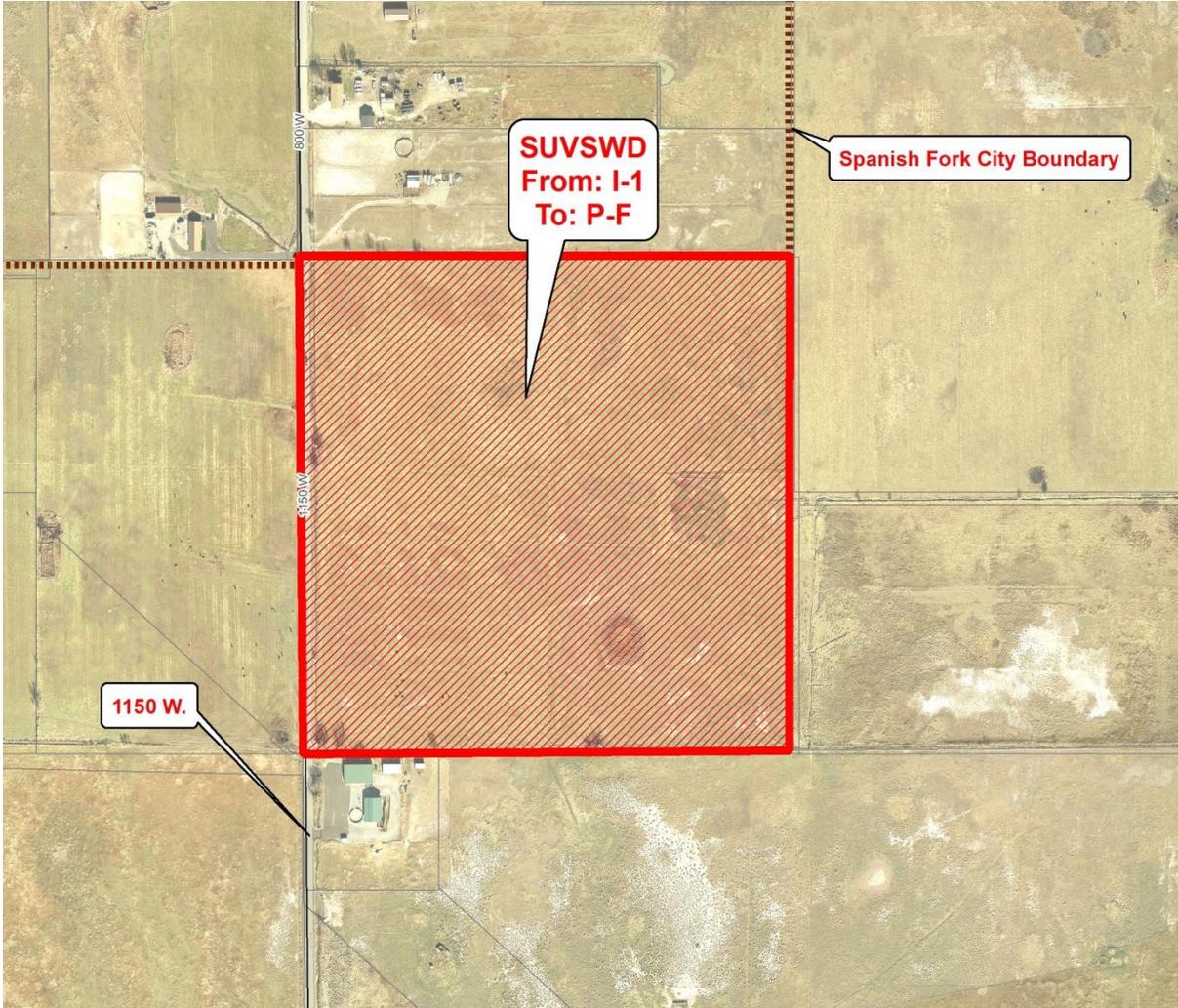
Junior Baker **moved** to recommend approval to the Planning Commission of the SUVSWD Zone Text Amendment from the I-1 to the Public Facility zone. Dave Anderson **seconded** and the motion **passed** all in favor.

### **Budgetary Impact**

Staff does not anticipate any significant budgetary impact with either approving or not approving the proposed amendment.

### **Recommendation**

Staff recommends that the proposed Zone Change be approved.





**TO:** Spanish Fork City Planning Commission  
**FROM:** Dave Anderson, Community and Economic Development Director  
**DATE:** September 3, 2014  
**RE:** Proposed Text Amendments

Accompanying this memorandum is an ordinance that would modify Title 15 in a few different ways. In staff's view, none of the proposed changes would dramatically alter the City's current regulations. Rather, the proposed changes would only clarify how billboards are defined and clarify the City's procedures and standards relative to plat recordation and the provision of services to new developments.

The Development Review Committee reviewed these changes on August 27 and recommended that they be approved.

attachments: proposed ordinance



# ORDINANCE No. \_\_\_\_\_

## ROLL CALL

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

I MOVE this ordinance be adopted:  
I SECOND the foregoing motion

## ORDINANCE No.

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

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

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

WHEREAS, there have been various requests by residents and recommendations by staff to amend portions of the land use ordinance, which have been reviewed by the DRC and the Planning Commission; and

WHEREAS, a public hearing was held before the Planning Commission on Wednesday, the 3rd day of September, 2014, whereat public comment was received; and

WHEREAS, a public hearing was held before the Spanish Fork City Council on Tuesday, the 16th day of September, 2014, whereat additional public comment was received;

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

I.

Spanish Fork Municipal Code §15.1.04.020, Definitions, is hereby amended by adding definitions as follows:

**15.1.04.020 Definitions**

Billboard: a freestanding ground sign designed or intended to direct attention to a business, product, or service that is not sold, offered, or existing on the property where the sign is located.

II.

Spanish Fork Municipal Code §15.4.04.080(C)(1), Approval or Disapproval-Procedure, is hereby amended as follows:

**15.4.04.080 Approval or Disapproval – Procedure**

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

1. Allowing the developer to voluntarily construct those public facilities which are necessary to service the proposed development and provide adequate facilities as determined by the city engineer and by entering into an appropriate form of connector's or development agreement, which may include, as deemed appropriate by the city engineer, provisions for recoupment of any expenses incurred above and beyond those reasonably necessary for or related to the need created by or the benefit conferred upon the proposed development, and the method and conditions upon which recoupment is to be obtained. Any connector's agreement authorized by this paragraph must be requested within 90 days of the completion and acceptance by City of the improvements. A request for a connector's

agreement shall be made on forms provided by the City. An application fee in an amount to cover the City's expenses in preparing the connector's agreement shall be included. The amount of the fee shall be established by the City Council in the annual budget or by resolution.

### III.

Spanish Fork Municipal Code §15.4.16.020(A), Unavailability of Adequate Public Facilities, is hereby amended as follows:

#### **15.4.16.020 Unavailability of Adequate Public Facilities**

In the event that the city engineer determines that adequate public facilities are not available and will not be available by the time of approval, so as to assure that adequate public services are available at the time of occupancy, the following alternatives may be elected, at the discretion of the city council:

- A. Allowing the developer to voluntarily construct those public facilities which are necessary to service the proposed development and provide adequate facilities as determined by the city engineer and by entering into an appropriate form of connector's, or developers agreement, which may include, as deemed appropriate by the city engineer, provisions for recoupment of any expenses incurred above and beyond those reasonably necessary for or related to the need created by or the benefit conferred upon the proposed development, and the method and conditions upon which recoupment is to be obtained. Any connector's agreement authorized by this paragraph must be requested within 90 days of the completion and acceptance by the City of the improvements. A request for a connector's agreement shall be made on forms provided by the City. An application fee in an amount to cover the City's expenses in preparing the connector's agreement shall be included. The amount of the fee shall be established by the City Council in the annual budget or by resolution.

### IV.

Spanish Fork Municipal Code §15.4.04.130, Recordation – Copy to be Supplied to City Engineer, is hereby amended as follows:

#### **15.4.04.130 Recordation – Copy to be Supplied to City Engineer**

Following acceptance by the DRC, a final plat bearing all official approvals shall be deposited in the office of the Utah County Recorder for recording by the City. Only the City may record final plats. The final plat must be recorded within 180 days after approval by the DRC. Approval expires and the plat must be resubmitted if a final plat is not recorded within 180 days.

All inspection, testing and/or connection fees required by ordinance shall be paid and permits required shall be obtained prior to the recording of the Final Plat.

V.

Spanish Fork Municipal Code §15.4.16.090(A), Time Limitation for Completion, is hereby amended as follows:

**15.4.16.090 Time Limitation for Completion**

A. All improvements listed in this Chapter must be completed within one year from the date of recordation, unless the city engineer requires an earlier completion date. An extension for completion of improvements may be granted by the City Council for up to an additional one year. A request for extension must be submitted to the City Council, in writing, explaining the reasons for the requested extension.

VI.

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

PASSED AND ORDERED PUBLISHED BY THE CITY COUNCIL OF SPANISH FORK, UTAH, this 16th day of September, 2014.

\_\_\_\_\_  
STEVE LEIFSON, Mayor

Attest:

\_\_\_\_\_  
Kent R. Clark, City Recorder