

# Site Analysis

August 25, 2015



# Site Layout

## Volunteer Site

- Parking can be accommodated
- Additional parking for ball fields is included in the Master plan on the western undeveloped property
- Room for future growth
- Ample green space
- Room for multiple options & layout

## Justice Site

- Parking can be accommodated by using the Criminal Justice Site
- No room for future growth
- Minimal setbacks and buffers from traffic
- No green space
- Constrained to one layout

## Recommendation

Overall a better layout with more options

Site constraints make it a tight & difficult layout



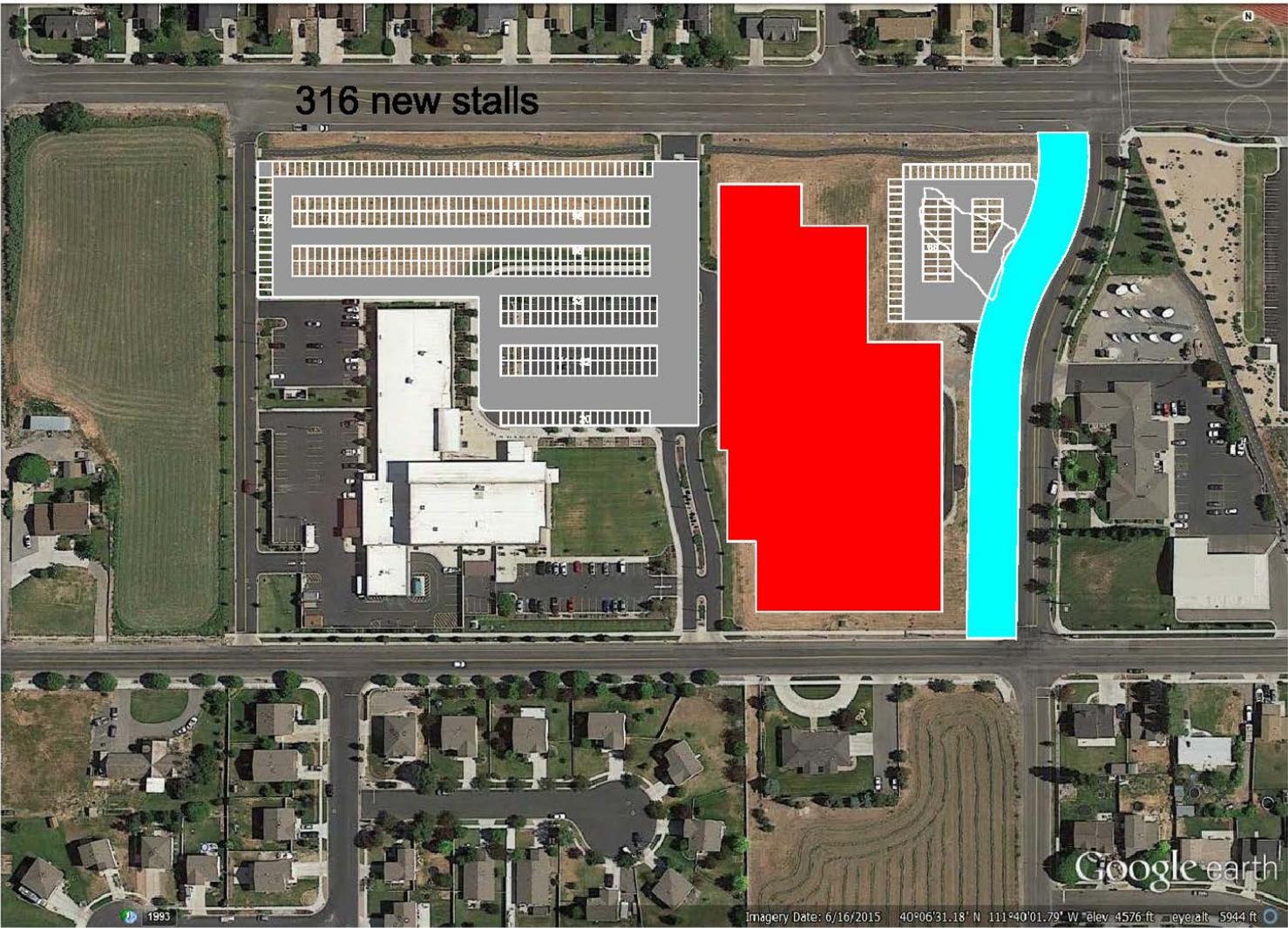
Image Landsat

Google earth

1993

40°05'51.93" N 111°30'31.18" W elev 4594 ft eye alt 6447 ft

316 new stalls



# Parking

## Volunteer Site

- Shared parking with the existing ball fields
- Additional parking for ball fields is included in the Master plan on the western undeveloped property.

## Justice Site

- Parking can be accommodated only by rearranging the Justice complex parking lot and using the vacant land to the north.
- Shared parking opportunity with the Justice Complex operating at off hours

## Recommendation

Volunteer provides more room for overflow & expansion

There is a benefit to shared parking but minimal opportunity for green space

# Costs

## Volunteer Site

- Relocation of power lines - \$25,000 - \$145,000
- Relocation of existing metal buildings - \$450,000
- Replacement of lost green space - \$100,000

## Justice Site

- Mitigation of gas plume – No cost required if undisturbed but a contingency should be carried in case of unknowns

## Recommendation

More costs required to prepare the site

Already a clear site with minimal costs

# Future Expansion

## Volunteer Site

- Ample space for expansion if additional property is purchased or the soccer fields are relocated

## Justice Site

- The property is locked by roads on all four sides with no green space or room for future growth

## Recommendation

Space for expansion

No space for expansion

# Traffic

## Volunteer Site

- Two points of access
- Future plans to widen access roads
- Potential congestion during ball games

## Justice Site

- Two points of access
- Future plans to widen access roads
- Potential congestion during Spanish Fork High School hours and football games

## Recommendation

Contingent upon pending traffic impact report currently being conducted

# HIGHWAY PROJECTS

## 2015 - 2040 Regional Transportation Plan

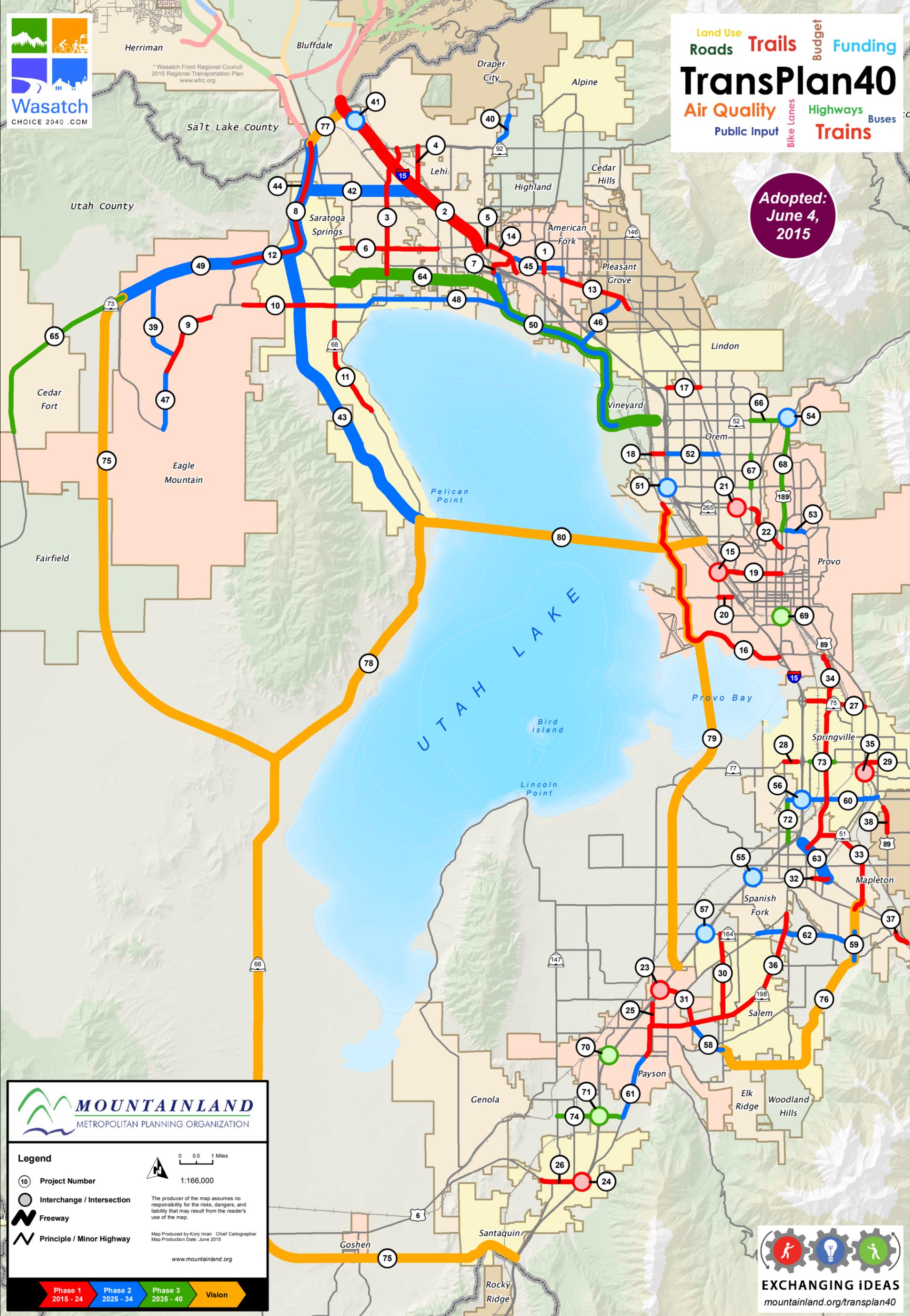


Land Use  
Roads Trails Budget Funding

### TransPlan40

Air Quality Public Input Bike Lanes Highways Trains Buses

Adopted:  
June 4,  
2015



**MOUNTAINLAND**  
METROPOLITAN PLANNING ORGANIZATION

**Legend**

- ⑩ Project Number
- Interchange / Intersection
- ▬ Freeway
- ▬ Principle / Minor Highway

0 0.5 1 Miles  
1:166,000

The producer of the map assumes no responsibility for the risks, dangers, and liability that may result from the reader's use of the map.

Map Produced by Kory Iman - Chief Cartographer  
Map Production Date: June 2015

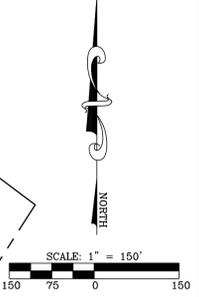
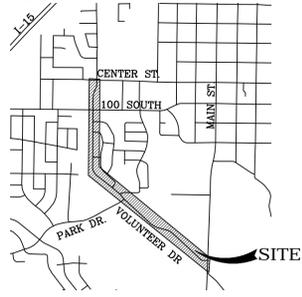
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Phase 1 2015 - 24  
Phase 2 2025 - 34  
Phase 3 2035 - 40  
Vision

**EXCHANGING IDEAS**  
mountainland.org/transplan40

Draft MAG RTP Highway Projects			Cost	Draft MAG RTP Highway Projects			Cost	
No.	Project Description	Millions	No.	Project Description	Millions	No.	Project Description	Millions
<b>Phase 1   2024</b>						<b>Phase 3   2040</b>		
<b>NORTH PROJECTS</b>						<b>NORTH PROJECTS</b>		
1	<b>American Fork 100 E   SR74</b> State ST to AF 300 N Widen to 4 Lanes, add buffered bike lanes	\$3.5	43	<b>Mountain View FWY Extension   SR85   Saratoga Springs</b> SR73 FWY to Harbor PKWY New 4 Lanes, Interchanges North of Still Water PKWY	\$442.9	<b>CENTRAL PROJECTS</b>		
2	<b>I-15 Freeway   Draper to Lehi</b> Draper 12300 S to Lehi Main ST (cost UC only) Reconstruct FWY, & Interchanges, Widen to 10 Lanes + HOV	\$429	44	<b>Mountain View FWY   SR85   UT/SL Co. line to S. Springs</b> Porter Rockwell PKWY to SR73 FWY New 6 Lanes, Trail	\$250.9	<b>SOUTH PROJECTS</b>		
3	<b>Lehi 2300 W</b> Timpanogos HWY to Pioneer Crossing Widen and New 4 Lanes (6 north of 2100 N), I-15 FWY Bridge, add buffered bike lanes	\$59.7	45	<b>Pacific DR/American Fork 500 E</b> Pioneer Crossing to State ST Widen to 4 Lanes	\$10.9	<b>CENTRAL PROJECTS</b>		
4	<b>Lehi 1200 W</b> Timpanogos HWY to Lehi 2100 N Widen to 4 Lanes	\$10.1	46	<b>Pleasant Grove BLVD</b> Vineyard Connector RD to State ST New and Widen Varies 4-6 Lanes	\$20.5	<b>SOUTH PROJECTS</b>		
5	<b>Lehi Main ST   SR73</b> State ST to Lehi 850 E Widen to 7 Lanes	\$4.5	47	<b>Pony Express PKWY   Eagle Mountain</b> EMtn 5600 N to Eagle Mountain BLVD New 4 Lanes	\$11.9	<b>CENTRAL PROJECTS</b>		
6	<b>Lehi Main ST/Crossroads BLVD   Lehi to Saratoga Springs</b> Commerce DR to Lehi 500 W Widen to 4 Lanes, add buffered bike lanes	\$32.4	48	<b>Pony Express PKWY   Saratoga Springs to Pl Grove</b> Redwood RD to Vineyard Connector RD New 4 Lanes	\$64.8	<b>SOUTH PROJECTS</b>		
7	<b>Meadows Connection RD   American Fork</b> State ST to Pioneer Crossing New 2 Lane Road, New I-15 Bridge	\$19.7	49	<b>SR73 Freeway   Eagle Mountain to Saratoga Springs</b> Eagle Mountain BLVD to Mountain View FWY New 6 Lanes FWY, Frontage RDs Lanes Vary, Trail	\$297.2	<b>CENTRAL PROJECTS</b>		
8	<b>Mountain View Frontage RD   SR85   UT/SL Co. line to SS</b> Porter Rockwell PKWY, Bluffdale to SR73, Saratoga Springs New 4 Lanes	\$45	50	<b>Vineyard Connector RD   SR52   Vineyard to Am. Fork</b> Vineyard Main ST to Pioneer Crossing New 4 Lanes	\$123.2	<b>SOUTH PROJECTS</b>		
9	<b>Pony Express PKWY   Eagle Mountain</b> Mountain Ash WY to EMtn 5600 N Widen to 4 Lanes, add trail	\$17.3	<b>CENTRAL PROJECTS</b>			<b>NORTH PROJECTS</b>		
10	<b>Pony Express PKWY   Eagle Mtn to Saratoga Springs</b> Smith Ranch RD to Redwood RD Widen to 4 Lanes, add trail	\$30.8	51	<b>I-15/Orem 800 S Interchange</b> New HOV Interchange to UVU, Trail/Side Path	\$72.7	<b>CENTRAL PROJECTS</b>		
11	<b>Redwood RD   SR68   Saratoga Springs</b> SSprings 400 S to Stillwater DR Widen to 4 Lanes, add buffered bike lanes	\$30.4	52	<b>Orem Center ST</b> I-15 FWY to State ST Widen to 6 Lanes	\$16.8	<b>SOUTH PROJECTS</b>		
12	<b>SR73   Eagle Mountain to Saratoga Springs</b> Ranches PKWY to Mountain View Frontage RD Widen to 6 Lanes, add trail	\$54.5	53	<b>Provo 2230 N</b> Provo Canyon RD to Temple DR Widen to 4 Lanes	\$3.8	<b>CENTRAL PROJECTS</b>		
13	<b>State ST   US89   American Fork to Pleasant Grove</b> AF 500 E to Pleasant Grove BLVD Widen to 6 Lanes, add buffered bike lanes	\$21.5	54	<b>University AVE/Orem 800 N Intersection</b> Intersection Modification	\$38	<b>NORTH PROJECTS</b>		
14	<b>State ST   US89   Lehi to American Fork</b> Lehi Main ST to American Fork Main ST Widen to 6 Lanes, add buffered bike lanes	\$12	<b>CENTRAL PROJECTS</b>			<b>SOUTH PROJECTS</b>		
<b>CENTRAL PROJECTS</b>						<b>CENTRAL PROJECTS</b>		
15	<b>I-15/Provo 820 N Interchange</b> New Interchange	\$45	55	<b>I-15/Spanish Fork Center ST Interchange</b> New Interchange	\$48.1	<b>CENTRAL PROJECTS</b>		
16	<b>Lakeview PKWY/Geneva RD   Orem to Provo</b> University PKWY to I-15/University AVE Interchange New Lanes Vary 2-4, add trail	\$75.9	56	<b>I-15/Springville 1600 S/SpFork 2700 N Interchange</b> New Interchange	\$69	<b>CENTRAL PROJECTS</b>		
17	<b>Orem 1600 N</b> Orem 1200 W to Orem 400 W Widen to 4 Lanes, add bike lanes	\$10.3	57	<b>I-15/UC 8000 S Interchange</b> Interchange Modification	\$45	<b>CENTRAL PROJECTS</b>		
18	<b>Orem Center ST</b> Geneva RD to I-15 FWY Widen to 4 Lanes, add bike lanes	\$3.2	58	<b>Nebo Beltway RD   Payson</b> SR198 to Elk Ridge DR New 2 Lanes	\$14.8	<b>CENTRAL PROJECTS</b>		
19	<b>Provo 820 N</b> Geneva RD to University AVE Widen to 4 Lanes	\$25.3	59	<b>Spanish Fork 2300 E</b> SR198 to UC 8800 N New and Widen 2 Lanes	\$17.9	<b>CENTRAL PROJECTS</b>		
20	<b>Provo Center ST   SR114</b> Geneva RD to Provo 1600 W Widen to 4 Lanes	\$3.5	60	<b>Springville 1600 S/Spanish Fork 2700 N</b> Spanish Fork Main ST to US89 New and Widen to 4 Lanes, New RR Bridges	\$64.1	<b>CENTRAL PROJECTS</b>		
21	<b>State ST/University PKWY, Orem</b> New Grade Separated Intersection	\$38	61	<b>SR198   Payson</b> Payson 800 S to UC 12400 S Widen to 4 Lanes	\$8.8	<b>CENTRAL PROJECTS</b>		
22	<b>University PKWY   SR265   Orem to Provo</b> Orem 800 E to University AVE Widen to 6 Lanes, add trail on north side	\$51.2	62	<b>UC 8000 S   Spanish Fork</b> Arrowhead Trail to Spanish Fork 2300 E New 2 Lanes	\$45.1	<b>CENTRAL PROJECTS</b>		
<b>SOUTH PROJECTS</b>						<b>CENTRAL PROJECTS</b>		
23	<b>I-15/Payson Main ST Interchange</b> Interchange Modification Possibly add Connections to Main ST and SR198	\$45	63	<b>US6 Expressway   Spanish Fork</b> I-15 FWY to Spanish Fork Center ST 4 Lane Expressway, 2-2 Lane Frontage RDs	\$90.8	<b>CENTRAL PROJECTS</b>		
24	<b>I-15/Santaquin Main ST Interchange</b> Interchange Modification	\$45	<b>CENTRAL PROJECTS</b>			<b>CENTRAL PROJECTS</b>		
25	<b>Payson Main ST   SR115</b> I-15 FWY to Payson 100 N Possibly Widen to 5 Lanes depending on I-15 Interchange EIS	\$6.4	<b>CENTRAL PROJECTS</b>			<b>CENTRAL PROJECTS</b>		
26	<b>Santaquin Main ST   US6</b> Santaquin 500 W to I-15 FWY Widen to 4 Lanes	\$10.7	<b>CENTRAL PROJECTS</b>			<b>CENTRAL PROJECTS</b>		
27	<b>Springville 1400 N   SR75</b> I-15 FWY to Springville Main ST Widen to 4 Lanes, 2 Bridges Reconstructed, add trail	\$37.5	<b>CENTRAL PROJECTS</b>			<b>CENTRAL PROJECTS</b>		
28	<b>Springville 400 S   SR77</b> I-15 FWY to SF Main ST Widen to 5 Lanes	\$4.4	<b>CENTRAL PROJECTS</b>			<b>CENTRAL PROJECTS</b>		
29	<b>Springville 400 S</b> Springville Main ST to 400 E Widen to 4 Lanes, Additional Turn Lanes at Main ST	\$2.7	<b>CENTRAL PROJECTS</b>			<b>CENTRAL PROJECTS</b>		
30	<b>Elk Ridge DR   Salem</b> UC 8000 S to SR198 New 2 Lanes, add bike lanes	\$8	<b>CENTRAL PROJECTS</b>			<b>CENTRAL PROJECTS</b>		
31	<b>Nebo Beltway RD   Payson</b> I-15 FWY to SR198 Possible New 5 Lanes depending on I-15 Interchange EIS	\$12.1	<b>CENTRAL PROJECTS</b>			<b>CENTRAL PROJECTS</b>		
32	<b>Spanish Fork Center ST</b> 900 E to US6 Widen to 4 Lanes, Widen RR Bridge, add trail	\$3.8	<b>CENTRAL PROJECTS</b>			<b>CENTRAL PROJECTS</b>		
33	<b>Spanish Fork PKWY   Spanish Fork</b> Canyon CR PKWY to Canyon RD New and Widen to 4 Lanes	\$28.7	<b>CENTRAL PROJECTS</b>			<b>CENTRAL PROJECTS</b>		
34	<b>Springville 1200 W/Canyon Creek PKWY, SpFork</b> Provo 1860 S to US6 New and Widen to 4 Lanes, add trail	\$63.6	<b>CENTRAL PROJECTS</b>			<b>CENTRAL PROJECTS</b>		
35	<b>Springville Main ST/US89/SR51 Interchange</b> Reconstruct Interchange	\$25.3	<b>CENTRAL PROJECTS</b>			<b>CENTRAL PROJECTS</b>		
36	<b>SR198   Spanish Fork/Salem/Payson</b> Arrowhead Trail to Payson 800 S Widen to 4 Lanes, add trail	\$68.5	<b>CENTRAL PROJECTS</b>			<b>CENTRAL PROJECTS</b>		
37	<b>US6   Spanish Fork</b> Powerhouse RD to Diamond Fork RD (cost in MPO only) Widen to 4 Lanes	\$16	<b>CENTRAL PROJECTS</b>			<b>CENTRAL PROJECTS</b>		
38	<b>US89   Mapleton</b> Mapleton 1600 N to Maple ST Widen to 4 Lanes, buffered bike lanes	\$6.6	<b>CENTRAL PROJECTS</b>			<b>CENTRAL PROJECTS</b>		
<b>Phase 2   2034</b>						<b>CENTRAL PROJECTS</b>		
<b>NORTH PROJECTS</b>						<b>CENTRAL PROJECTS</b>		
39	<b>Airport RD   Eagle Mountain</b> SR73 to Pony Express PKWY New 4 Lanes	\$23.1	<b>CENTRAL PROJECTS</b>			<b>CENTRAL PROJECTS</b>		
40	<b>Highland BLVD</b> Highland 11800 N to Timpanogos HWY Widen to 4 Lanes	\$11.8	<b>CENTRAL PROJECTS</b>			<b>CENTRAL PROJECTS</b>		
41	<b>I-15/Traverse Mountain Interchange, Lehi</b> New Interchange into Traverse Mountain	\$49.6	<b>CENTRAL PROJECTS</b>			<b>CENTRAL PROJECTS</b>		
42	<b>Lehi 2100 N Freeway   SR85</b> Mountain View FWY to I-15 FWY New 6 Lanes, and System Interchanges, Buffered Bike Lanes, Trail Extension	\$105	<b>CENTRAL PROJECTS</b>			<b>CENTRAL PROJECTS</b>		
<b>NORTH PROJECTS</b>						<b>CENTRAL PROJECTS</b>		
43	<b>Mountain View FWY Extension   SR85   Saratoga Springs</b> SR73 FWY to Harbor PKWY New 4 Lanes, Interchanges North of Still Water PKWY	\$442.9	<b>CENTRAL PROJECTS</b>			<b>CENTRAL PROJECTS</b>		
44	<b>Mountain View FWY   SR85   UT/SL Co. line to S. Springs</b> Porter Rockwell PKWY to SR73 FWY New 6 Lanes, Trail	\$250.9	<b>CENTRAL PROJECTS</b>			<b>CENTRAL PROJECTS</b>		
45	<b>Pacific DR/American Fork 500 E</b> Pioneer Crossing to State ST Widen to 4 Lanes	\$10.9	<b>CENTRAL PROJECTS</b>			<b>CENTRAL PROJECTS</b>		
46	<b>Pleasant Grove BLVD</b> Vineyard Connector RD to State ST New and Widen Varies 4-6 Lanes	\$20.5	<b>CENTRAL PROJECTS</b>			<b>CENTRAL PROJECTS</b>		
47	<b>Pony Express PKWY   Eagle Mountain</b> EMtn 5600 N to Eagle Mountain BLVD New 4 Lanes	\$11.9	<b>CENTRAL PROJECTS</b>			<b>CENTRAL PROJECTS</b>		
48	<b>Pony Express PKWY   Saratoga Springs to Pl Grove</b> Redwood RD to Vineyard Connector RD New 4 Lanes	\$64.8	<b>CENTRAL PROJECTS</b>			<b>CENTRAL PROJECTS</b>		
49	<b>SR73 Freeway   Eagle Mountain to Saratoga Springs</b> Eagle Mountain BLVD to Mountain View FWY New 6 Lanes FWY, Frontage RDs Lanes Vary, Trail	\$297.2	<b>CENTRAL PROJECTS</b>			<b>CENTRAL PROJECTS</b>		
50	<b>Vineyard Connector RD   SR52   Vineyard to Am. Fork</b> Vineyard Main ST to Pioneer Crossing New 4 Lanes	\$123.2	<b>CENTRAL PROJECTS</b>			<b>CENTRAL PROJECTS</b>		
<b>CENTRAL PROJECTS</b>						<b>CENTRAL PROJECTS</b>		
<b>NORTH PROJECTS</b>						<b>CENTRAL PROJECTS</b>		
51	<b>I-15/Orem 800 S Interchange</b> New HOV Interchange to UVU, Trail/Side Path	\$72.7	<b>CENTRAL PROJECTS</b>			<b>CENTRAL PROJECTS</b>		
52	<b>Orem Center ST</b> I-15 FWY to State ST Widen to 6 Lanes	\$16.8	<b>CENTRAL PROJECTS</b>			<b>CENTRAL PROJECTS</b>		
53	<b>Provo 2230 N</b> Provo Canyon RD to Temple DR Widen to 4 Lanes	\$3.8	<b>CENTRAL PROJECTS</b>			<b>CENTRAL PROJECTS</b>		
54	<b>University AVE/Orem 800 N Intersection</b> Intersection Modification	\$38	<b>CENTRAL PROJECTS</b>			<b>CENTRAL PROJECTS</b>		
<b>CENTRAL PROJECTS</b>						<b>CENTRAL PROJECTS</b>		
<b>SOUTH PROJECTS</b>						<b>CENTRAL PROJECTS</b>		
55	<b>I-15/Spanish Fork Center ST Interchange</b> New Interchange	\$48.1	<b>CENTRAL PROJECTS</b>			<b>CENTRAL PROJECTS</b>		
56	<b>I-15/Springville 1600 S/SpFork 2700 N Interchange</b> New Interchange	\$69	<b>CENTRAL PROJECTS</b>			<b>CENTRAL PROJECTS</b>		
57	<b>I-15/UC 8000 S Interchange</b> Interchange Modification	\$45	<b>CENTRAL PROJECTS</b>			<b>CENTRAL PROJECTS</b>		
58	<b>Nebo Beltway RD   Payson</b> SR198 to Elk Ridge DR New 2 Lanes	\$14.8	<b>CENTRAL PROJECTS</b>			<b>CENTRAL PROJECTS</b>		
59	<b>Spanish Fork 2300 E</b> SR198 to UC 8800 N New and Widen 2 Lanes	\$17.9	<b>CENTRAL PROJECTS</b>			<b>CENTRAL PROJECTS</b>		
60	<b>Springville 1600 S/Spanish Fork 2700 N</b> Spanish Fork Main ST to US89 New and Widen to 4 Lanes, New RR Bridges	\$64.1	<b>CENTRAL PROJECTS</b>			<b>CENTRAL PROJECTS</b>		
61	<b>SR198   Payson</b> Payson 800 S to UC 12400 S Widen to 4 Lanes	\$8.8	<b>CENTRAL PROJECTS</b>			<b>CENTRAL PROJECTS</b>		
62	<b>UC 8000 S   Spanish Fork</b> Arrowhead Trail to Spanish Fork 2300 E New 2 Lanes	\$45.1	<b>CENTRAL PROJECTS</b>			<b>CENTRAL PROJECTS</b>		
63	<b>US6 Expressway   Spanish Fork</b> I-15 FWY to Spanish Fork Center ST 4 Lane Expressway, 2-2 Lane Frontage RDs	\$90.8	<b>CENTRAL PROJECTS</b>			<b>CENTRAL PROJECTS</b>		
<b>CENTRAL PROJECTS</b>						<b>CENTRAL PROJECTS</b>		
<b>SOUTH PROJECTS</b>						<b>CENTRAL PROJECTS</b>		
64	<b>Pioneer Crossing/Vineyard EXPWY   Vineyard to Lehi</b> Connect Two Roads, Widen to 6 Lanes	\$554.6	<b>CENTRAL PROJECTS</b>			<b>CENTRAL PROJECTS</b>		
65	<b>SR73   Eagle Mountain/Cedar Fort</b> EM 3400 N to Airport RD Widen to 4 Lanes	\$49.8	<b>CENTRAL PROJECTS</b>			<b>CENTRAL PROJECTS</b>		
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<b>SOUTH PROJECTS</b>						<b>CENTRAL PROJECTS</b>		
66	<b>Orem 800 N   SR52</b> Orem 800 E to University AVE, Provo Widen to 7 Lanes	\$12.9	<b>CENTRAL PROJECTS</b>			<b>CENTRAL PROJECTS</b>		
67	<b>Orem 800 E</b> Orem Center ST to Orem 800 S Widen to 4 Lanes	\$19.9	<b>CENTRAL PROJECTS</b>			<b>CENTRAL PROJECTS</b>		
68	<b>University AVE   US189, Provo</b> Provo 2230 N to Orem 800 N Widen to 7 Lanes	\$31.4	<b>CENTRAL PROJECTS</b>			<b>CENTRAL PROJECTS</b>		
69	<b>University AVE Viaduct   US189, Provo</b> Provo 500 S to 900 S Reconstruct Bridge, Widen to 6 Lanes	\$27.5	<b>CENTRAL PROJECTS</b>			<b>CENTRAL PROJECTS</b>		
<b>CENTRAL PROJECTS</b>						<b>CENTRAL PROJECTS</b>		
<b>SOUTH PROJECTS</b>						<b>CENTRAL PROJECTS</b>		
70	<b>I-15/Payson 800 S Interchange</b> Interchange Modification	\$45	<b>CENTRAL PROJECTS</b>			<b>CENTRAL PROJECTS</b>		
71	<b>I-15/UC12400 S Interchange   Santaquin</b> New Interchange	\$45	<b>CENTRAL PROJECTS</b>			<b>CENTRAL PROJECTS</b>		
72	<b>Spanish Fork Main ST</b> Spanish Fork 2700 N to I-15 FWY Widen to 4 Lanes	\$7.4	<b>CENTRAL PROJECTS</b>			<b>CENTRAL PROJECTS</b>		
73	<b>Springville 400 S   SR77</b> I-15 FWY to Springville 950 W Widen to 6 Lanes	\$7.3	<b>CENTRAL PROJECTS</b>			<b>CENTRAL PROJECTS</b>		
74	<b>UC 12400 S   Santaquin</b> Santaquin Center ST to SR198 Widen to 4 Lanes	\$27.8	<b>CENTRAL PROJECTS</b>			<b>CENTRAL PROJECTS</b>		
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<b>SOUTH PROJECTS</b>						<b>CENTRAL PROJECTS</b>		
<b>NORTH PROJECT</b>								

VICINITY MAP



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NOT FOR  
 CONSTRUCTION

**VOLUNTEER DRIVE MASTER PLAN ROAD ALIGNMENT**  
 SPANISH FORK, UTAH  
**OVERALL/ INDEX**

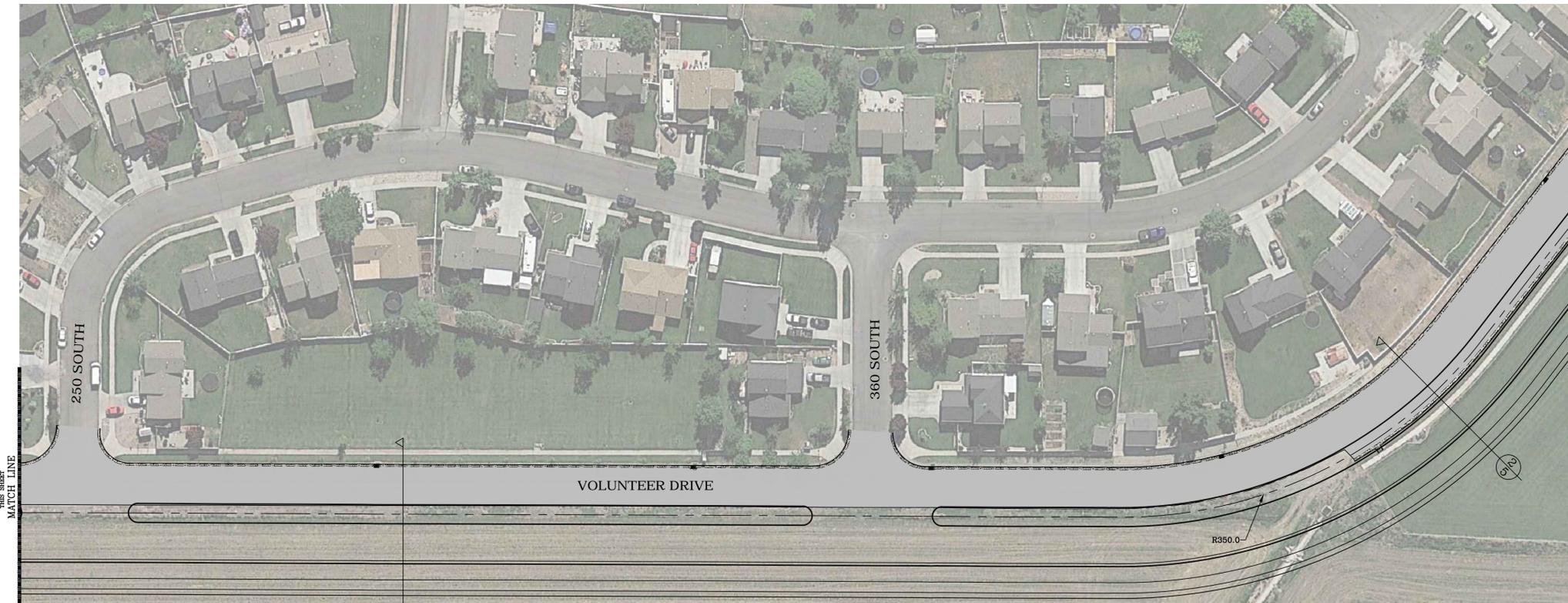
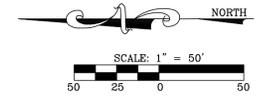
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LEI PROJECT #:  
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**MJV**  
 CHECKED BY:  
**BTG**  
 SCALE:  
**1" = 150'**  
 DATE:  
**05/19/2015**

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**VOLUNTEER DRIVE DETAIL 1 PLAN VIEW**  
 CENTER LINE OMITTED FOR CLARITY



**VOLUNTEER DRIVE DETAIL 2 PLAN VIEW**  
 CENTER LINE OMITTED FOR CLARITY

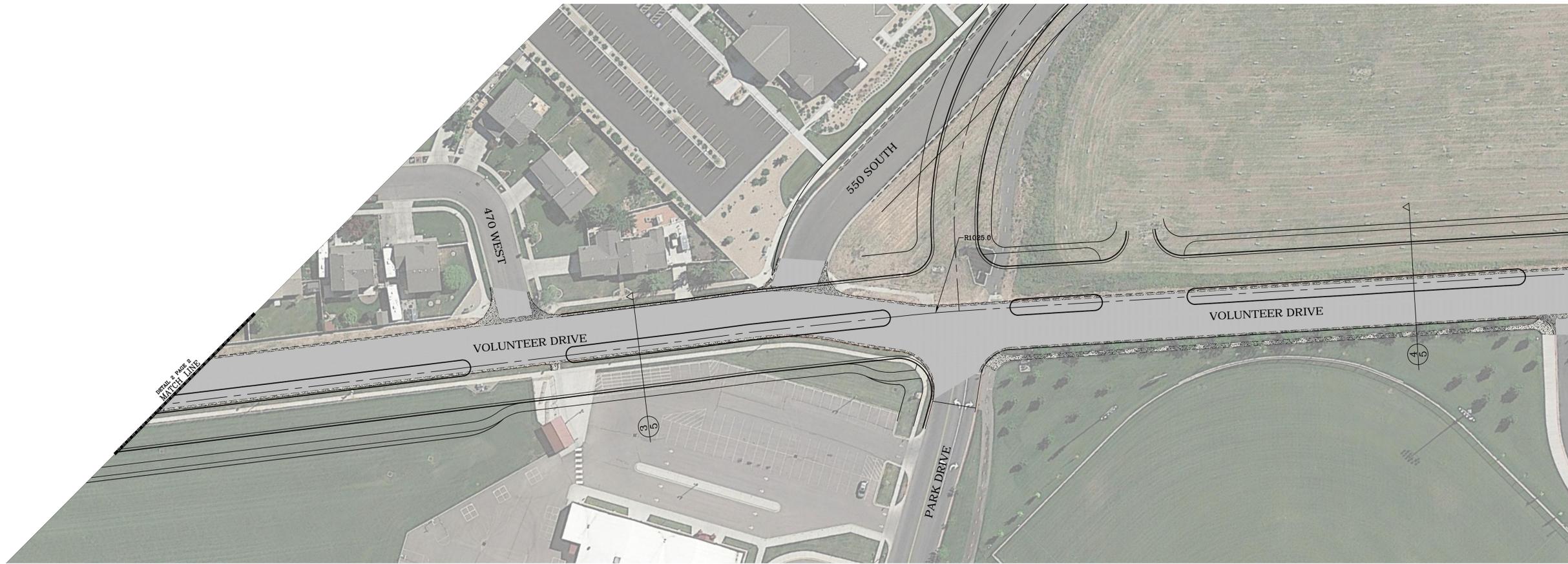
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**VOLUNTEER DRIVE MASTER PLAN ROAD ALIGNMENT**  
 SPANISH FORK, UTAH  
**DETAILS 1 & 2**

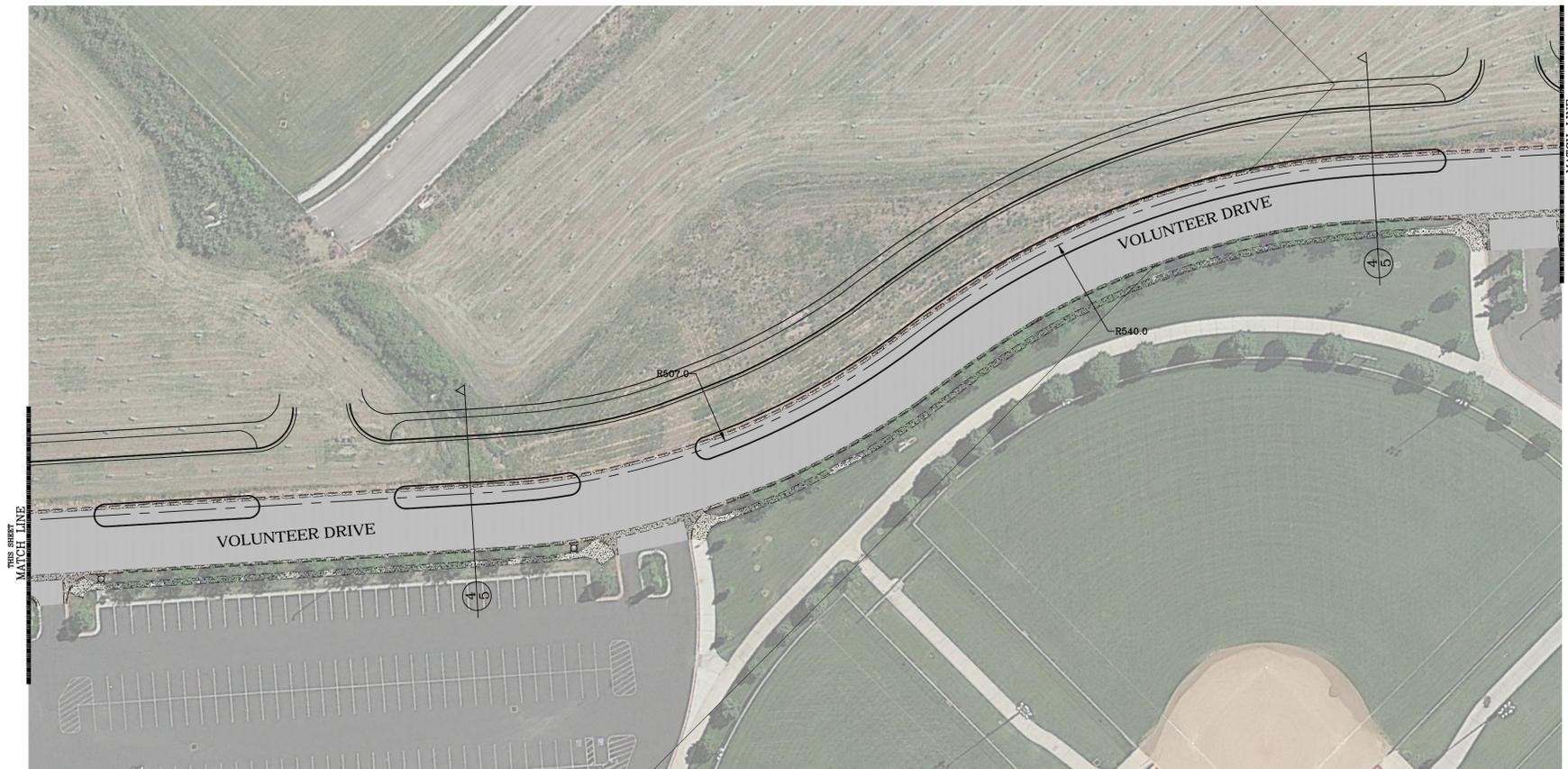
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**05/19/2015**

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VOLUNTEER DRIVE DETAIL 3 PLAN VIEW  
CENTER LINE OMITTED FOR CLARITY



VOLUNTEER DRIVE DETAIL 4 PLAN VIEW  
CENTER LINE OMITTED FOR CLARITY

NOT FOR  
CONSTRUCTION

VOLUNTEER DRIVE MASTER PLAN ROAD ALIGNMENT  
SPANISH FORK, UTAH  
DETAILS 3 & 4

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LEI PROJECT #:  
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**MJV**  
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- A Utah Corporation -

ENGINEERS

SURVEYORS

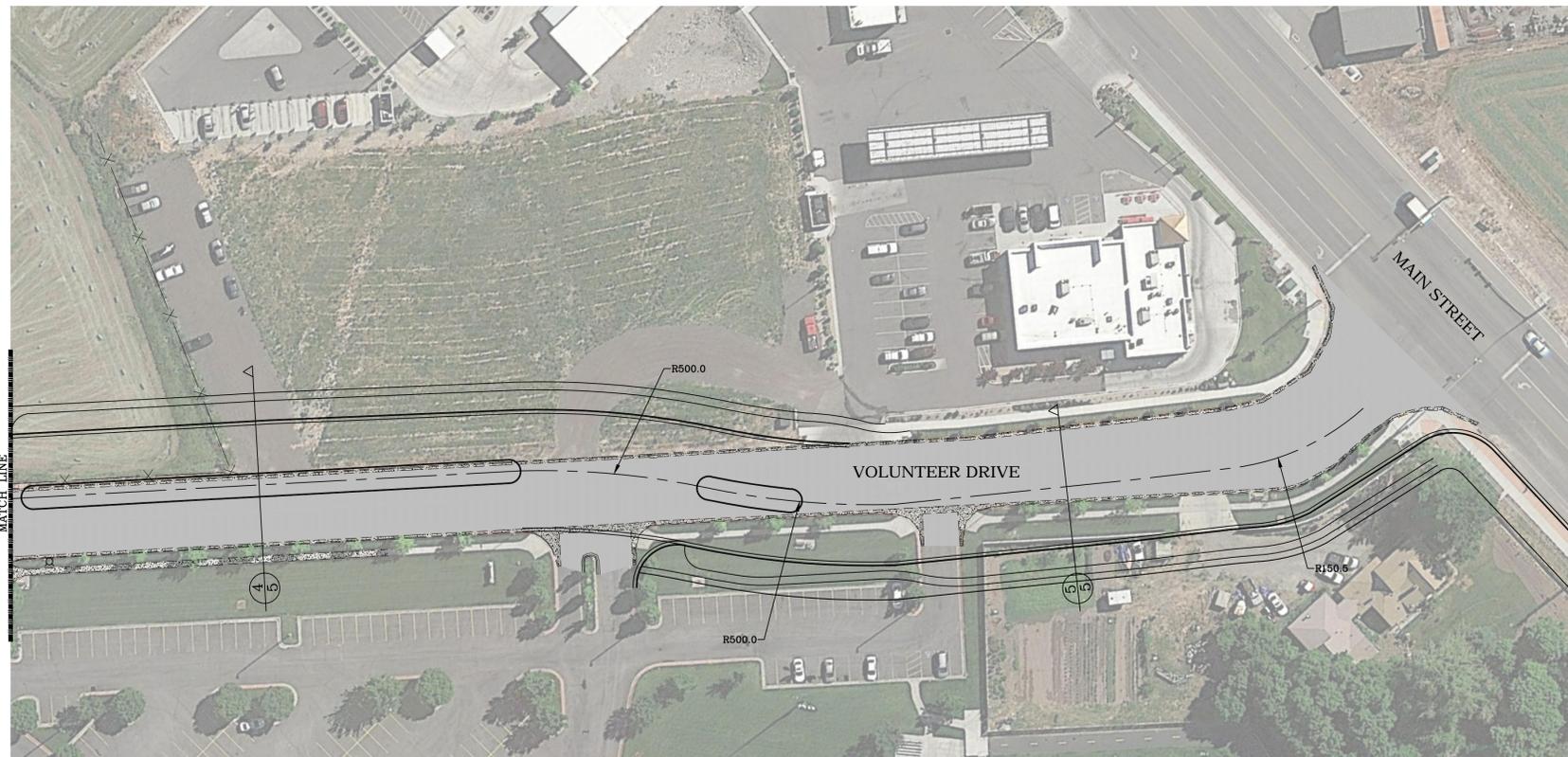
PLANNERS

3302 N. Main Street  
Spanish Fork, UT 84660  
Phone: 801.798.0555  
Fax: 801.798.9393  
office@lei-eng.com  
www.lei-eng.com



SCALE: 1" = 50'  
50 25 0 50

NOT FOR  
CONSTRUCTION



VOLUNTEER DRIVE DETAIL 5 PLAN VIEW  
CENTER LINE OMITTED FOR CLARITY

VOLUNTEER DRIVE MASTER PLAN ROAD ALIGNMENT

SPANISH FORK, UTAH

DETAIL 5

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LEI PROJECT #: 2015-0130  
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 CHECKED BY: BTG  
 SCALE: 1" = 50'  
 DATE: 05/19/2015

SHEET

4



- A Utah Corporation -

ENGINEERS

SURVEYORS

PLANNERS

3302 N. Main Street  
Spanish Fork, UT 84660  
Phone: 801.798.0555  
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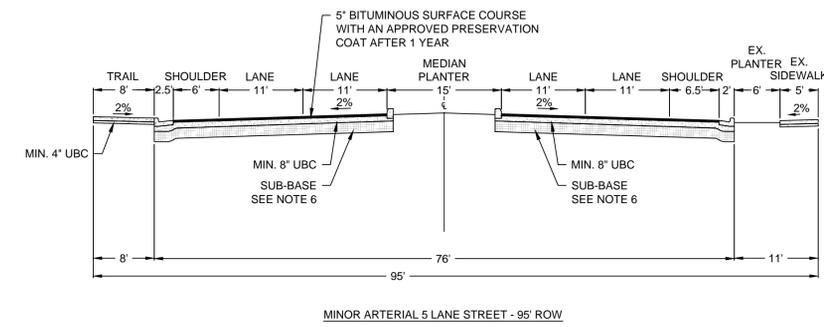
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CONSTRUCTION

VOLUNTEER DRIVE MASTER PLAN ROAD ALIGNMENT  
SPANISH FORK, UTAH  
DETAIL 5

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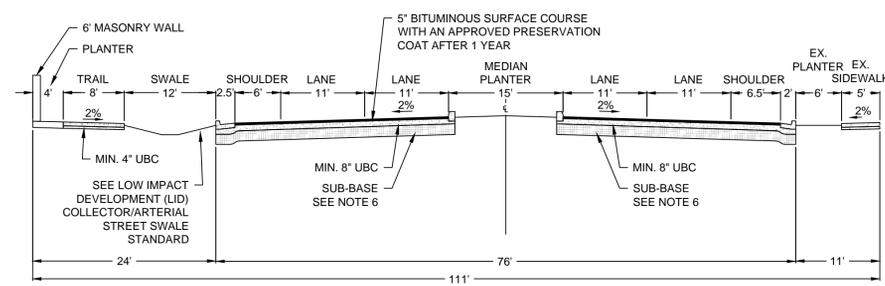
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**05/19/2015**

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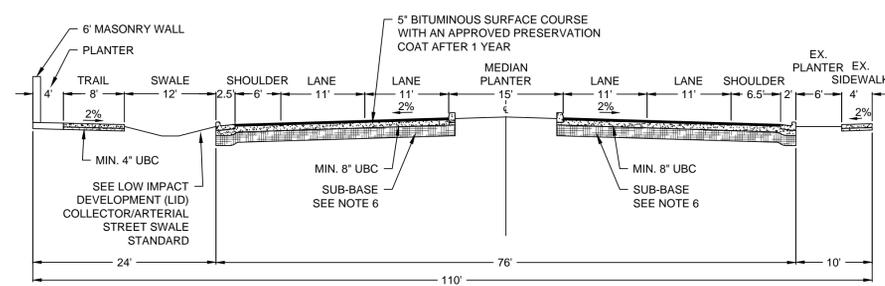
1. CITY ENGINEER MAY WAVE THE REQUIREMENT FOR A MASONRY WALL.
2. SEE SPANISH FORK CITY STANDARD DRAWINGS FOR TRAILS & SIDEWALKS.
3. TRAIL MAY BE INSTALLED ON EITHER SIDE OF STREET AS APPROVED BY THE CITY ENGINEER. SIDEWALK SHALL BE INSTALLED ON THE OPPOSITE SIDE.
4. PLANTERS, BEHIND SIDEWALK OR TRAIL, SHALL HAVE SHRUBS WITH BARK MULCH OR XERISCAPE AS APPROVED BY THE CITY. SPRINKLER SYSTEMS SHALL BE INSTALLED ACCORDING TO CITY STANDARDS.
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7. MINIMUM OF 8" UNTREATED BASE COURSE UNDER STREET PAVEMENT AND CURB & GUTTER.
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9. ALL PLANTER AREAS BETWEEN THE CURB AND SIDEWALK SHALL BE LANDSCAPED WITH PERVIOUS MATERIALS UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER OR DESIGNER.

3 95' ROAD CROSS SECTION



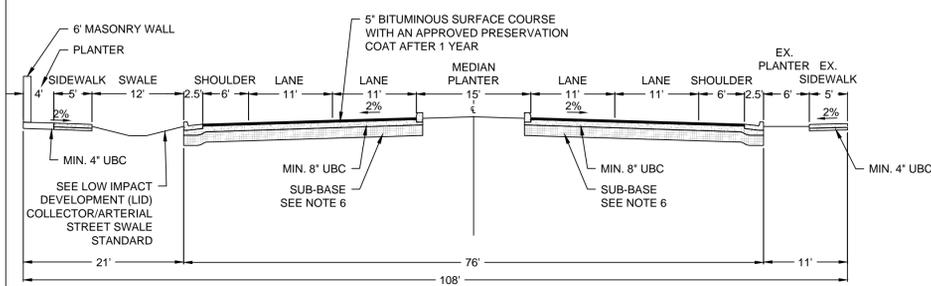
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2 111' ROAD CROSS SECTION



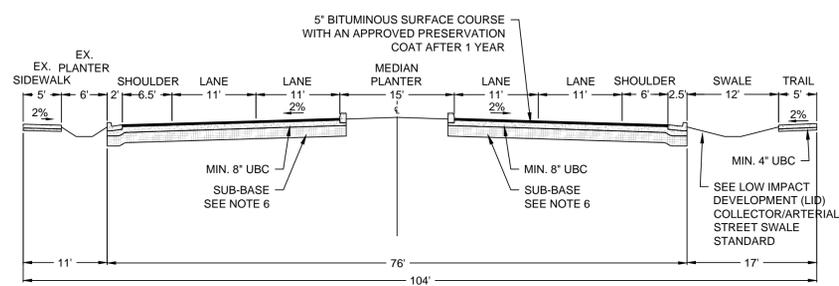
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1 110' ROAD CROSS SECTION



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5 108' ROAD CROSS SECTION



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4 104' ROAD CROSS SECTION

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# Future City Growth

## Volunteer Site

- Advantage for growth to the south

## Justice Site

- Advantage for growth to the west

## Recommendation

Both sites equal access for growth to north & east

# Proximity to Schools

## Volunteer Site

- Walking distance from Riverview Elementary and Landmark High School

## Justice Site

- Walking distance from Spanish Fork High School & Brockbank Elementary School
- Traffic caution for children walking to Brockbank Elementary

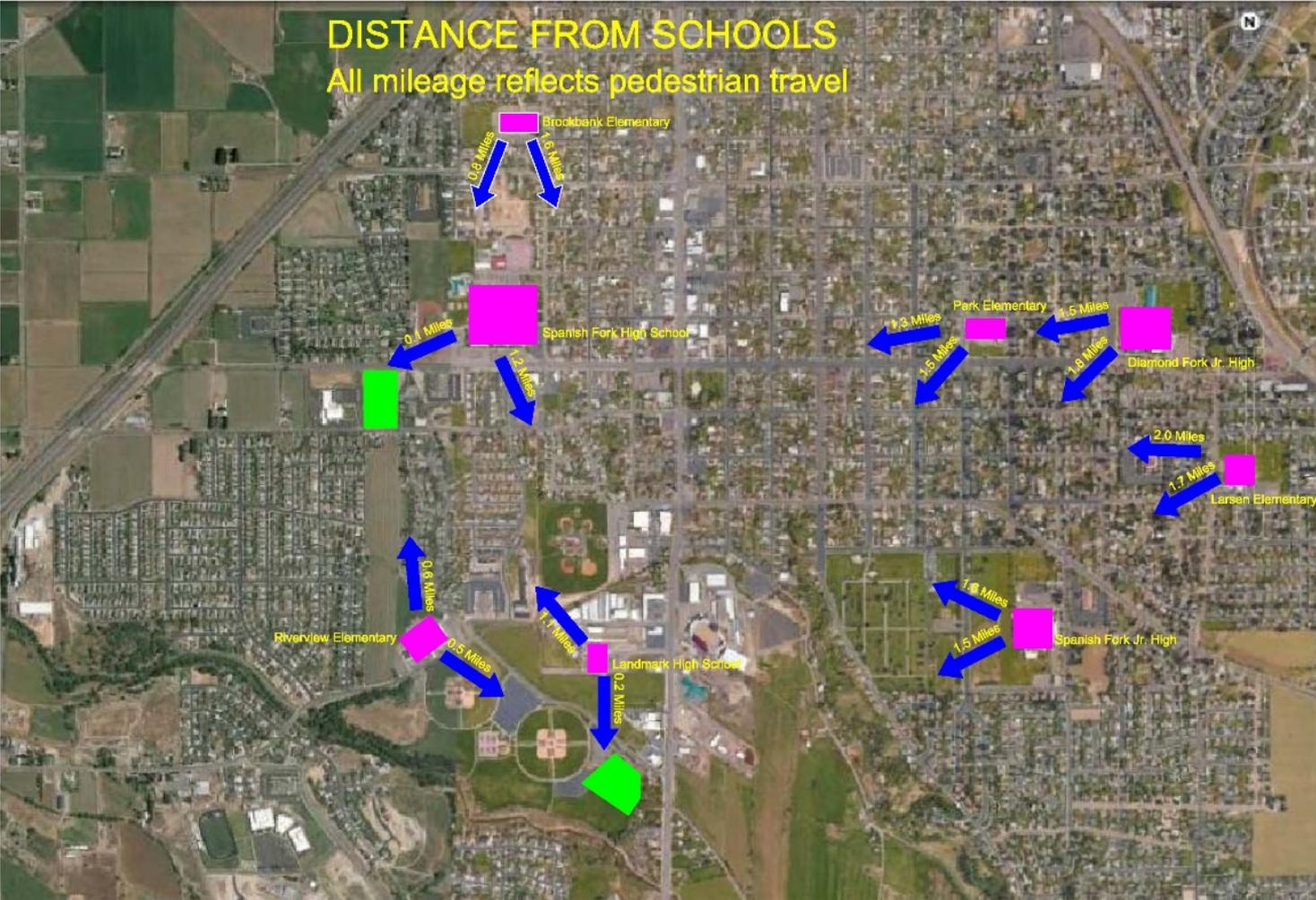
## Recommendation

Minimal difference. Both sites would be sufficient

Advantage for closer distance to the majority of schools

# DISTANCE FROM SCHOOLS

All mileage reflects pedestrian travel



# Access to Trails

## Volunteer Site

- Direct access to river trail system

## Justice Site

- Direct access to urban trail system

## Recommendation

The river trail system provides shade and additional connections

The urban trail system has no trees for shade and must use roads

# Existing Trail System

Connects to urban trail systems



Existing Trail System  
Direct connections to  
existing river walk/trail  
system



# Compatible Use & Aesthetics

## Volunteer Site

- Sports
- Athletics
- Green space
- River
- Vistas
- Main St. Access

## Justice Site

- Justice Center
- Police
- City Internet/Cable
- Residential
- No green space
- No vistas
- Center St. Frontage

## Recommendation

The existing uses align with the intent of the life center

Existing uses do not align with the life center

# Environmental Issues

## Volunteer Site

- Yellow Billed Cuckoo Habitat



## Justice Site

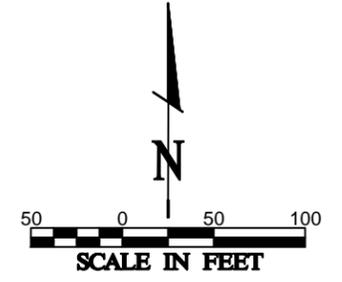
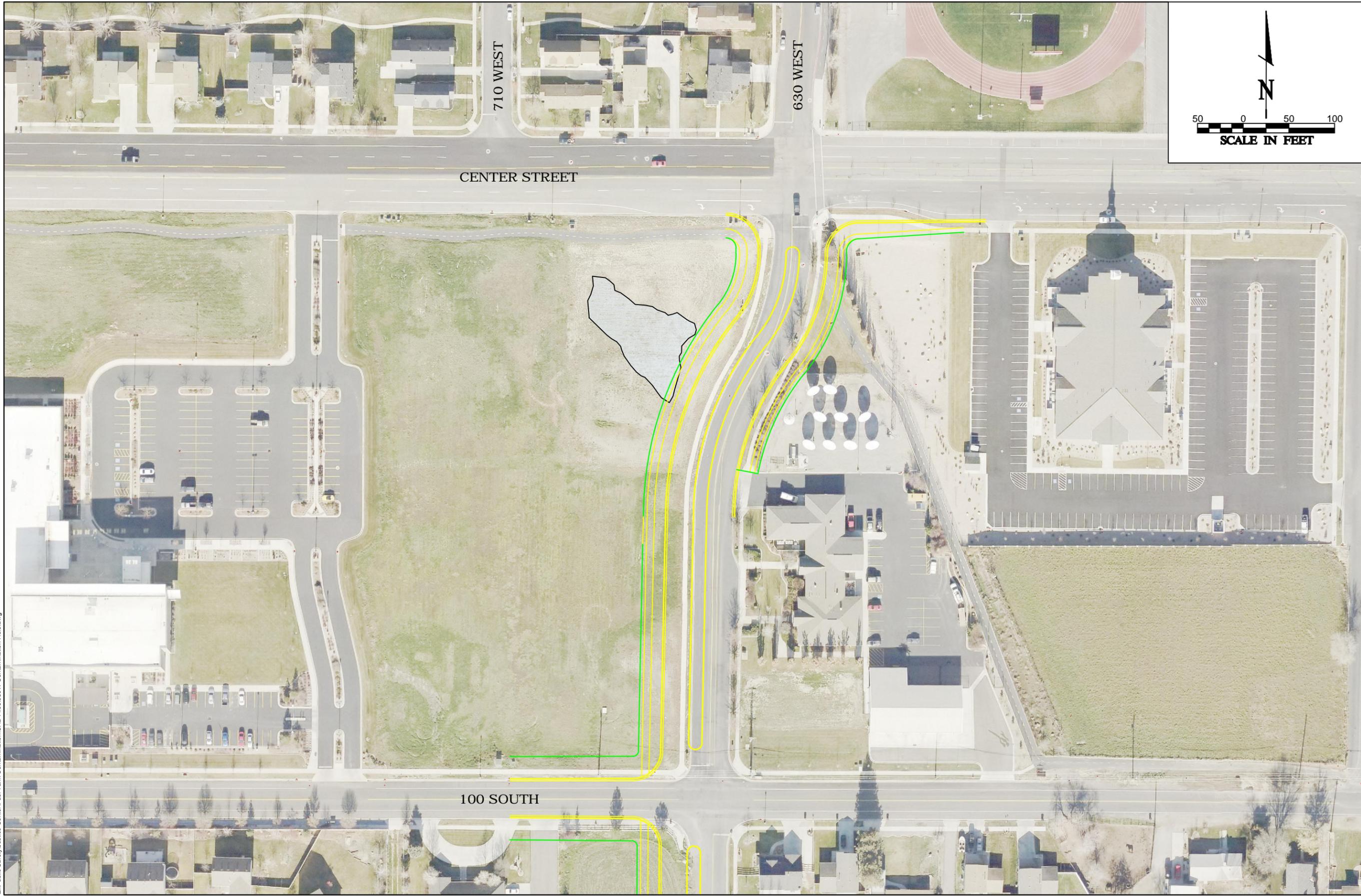
- Existing Gas Plume

## Recommendation

The habitat will not be disturbed

The building can be placed outside of the plume. A contingency can be carried to mitigate

Q:\Public Safety\Justice Center\Fuel Tank Contamination\CAD Files\630W Contamination Hole.dwg



DRAWN: JLR		REVISION	BY	DATE
DESIGN: JHJ				
CHECK: JHJ				
DATE: 8/21/2015				
SCALE: 1" = 100'				
DRAWING #:				
630 WEST CONTAMINATION HOLE				
PLAN VIEW				
SPANISH FORK CITY ENGINEERING & SURVEYING 40 SOUTH MAIN STREET SPANISH FORK, UTAH 84660 (801) 804-4550				



# Utah!

Where ideas connect

Department of Environmental Quality  
Division of Environmental Response and Remediation

Michael O. Leavitt  
Governor  
Dianne R. Nielson, Ph.D.  
Executive Director  
Brad T Johnson  
Acting Director

168 North 1950 West  
P.O. Box 144840  
Salt Lake City, Utah 84114-4840  
(801) 536-4100  
(801) 359-8853 Fax  
(801) 536-4414 T.D.D.  
www.deq.utah.gov

ERRL-0317-03

March 5, 2003

David Oyler, City Manager  
Spanish Fork City  
40 South Main Street  
Spanish Fork, Utah 84660

Re: **No Further Action, Leaking Underground Storage Tank Release**  
Former UDOT Facility, located at 60 South 630 West, Spanish Fork, Utah  
Facility Identification No. 1000795, Release ELHR

Dear Mr. Oyler:

The file for this release has been reviewed by the Division of Environmental Response and Remediation (DERR) project manager who has recommended that no further corrective action be taken at this time. This no further action applies only to the specific Release ELHR. This recommendation is based on the information contained in the file for this release. That information was supplied by you, your consultant or another representative.

The information submitted indicates that any detectable petroleum contamination from this release is not a threat to human health or the environment according to Utah Admin. Code rule R311-211. In the future, if other evidence indicates a spread of contamination from this release which may cause a threat, further corrective action may be required.

If you have any questions regarding this matter, please contact **Dale Urban**, the DERR project manager, at (801) 536-4145.

Sincerely,

Brad T Johnson, Executive Secretary (UST)  
Utah Solid and Hazardous Waste Control Board

BTJ/DTU/skc

cc: Joseph K. Miner, M.D., M.S.P.H., Director, Utah County Health Department  
Lance Hess, Remedy, L.L.C.  
Helen Sadik-McDonald, UDOT Environmental Section

November 9, 2004

Mr. Richard Heap -City Engineer  
Spanish Fork City  
40 West Main St.  
Spanish Fork , UT 84660  
(801) 798-5000  
(801) 798-5005 fax

Facility ID: 1000795  
Release Site: ELHR

**Subject:** Remediation of Contaminated Soils Complete, Former UDOT Facility

Dear Mr. Heap:

On November 17, 2003 Remedy and Spanish Fork City personnel excavated approximately 1200 to 1500 cubic yards of contaminated soil from the subsurface at the former UDOT facility. Three confirmation soil samples were collected from the excavation at approximately 8.5 to 9.0 feet below surface to verify removal of contaminated soil. One soil sample collected from the center of the excavation contained 0.44 parts per million total petroleum hydrocarbons and is a non-issue. One soil sample was collected from the east and west ends of the excavation for a total of two samples. These samples were below quantifiable limits of detection.

On December 12, 2003, the excavated contaminated soil was placed into an on-site treatment cell. During the spring, summer and fall months of 2004 Remedy personnel treated the soil. As of October 7, 2004 a composite soil sample was collected from the north and south portions of the treatment cell for a total of two samples.

Each of the samples were below the quantifiable limits of detection.

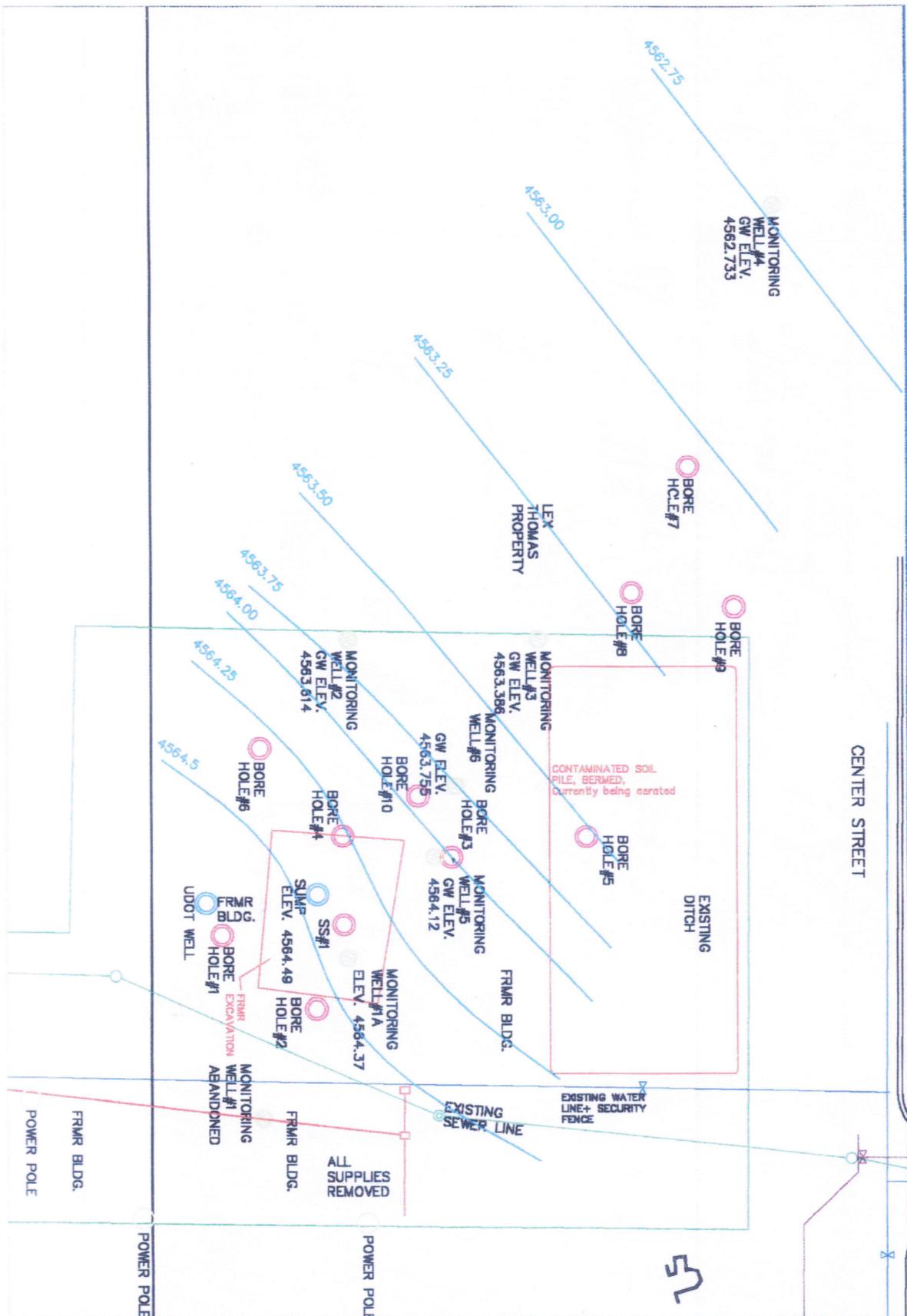
Please contact us if you have any further questions regarding this site.

Sincerely,

Lance Hess  
Chief Hydrogeologist

cc: Mr. Dave Oyler - City Manager  
Mr. Junior Baker - City Attorney

attachments - Laboratory Analytical Data



Site Layout  
 Water Table (Contour=0.25)  
 Figure 2.

NO.	DESCRIPTION	DATE	BY

SPANISH FORK CITY  
 40 SOUTH 4TH WEST  
 SPANISH FORK MISSISSIPPI 39208  
 (601) 769-5000

SCALE 1"=20'

# Sports Park Floodplain



1" = 500 Ft

## Legend

- Floodplain\_Analysis\_Contours\_2008
- Base Flood Elevations
- FEMA Flood Zones**
- Flood Zone, Floodway**
- AE,
- AE, Floodway
- Shaded Zone X,
- Roads**
- Paved
- Rivers
- Spanish Fork Boundary

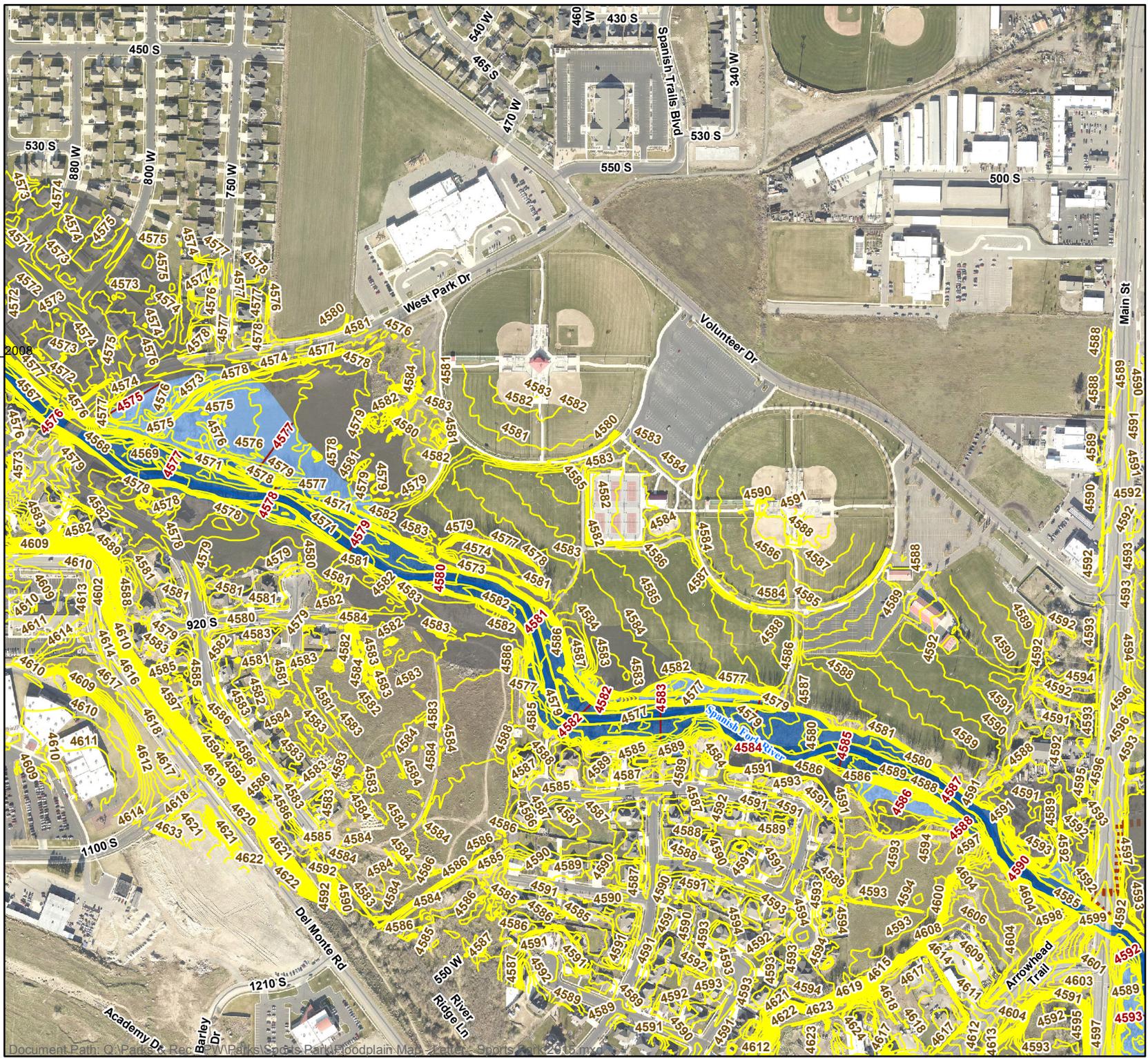
Print Date: 8/24/2015



GEOGRAPHIC INFORMATION SYSTEMS

Spanish Fork City GIS  
 40 South Main St  
 Spanish Fork, UT 84660  
 GIS Phone Numbers;  
 (801) 804-4571 (Administrator)  
 (801) 804-4572 (Intern)

Disclaimer: Spanish Fork City makes no warranty with respect to the accuracy, completeness, or usefulness of these maps. Spanish Fork City assumes no liability for direct, indirect, special, or consequential damages resulting from the use or misuse of these maps or any of the information contained herein. Portions may be copied for incidental uses, but may not be resold.



August 24, 2015

Jered Johnson  
Engineering Division Manager  
40 South Main Street  
Spanish Fork, UT 84660

**RE: Spanish Fork Sports Complex Improvements, No Effect to Threatened, Endangered or State Sensitive Species**

Dear Jered,

Project Engineering Consultants (PEC) has reviewed the project area of the proposed Spanish Fork Sports Complex improvements as shown in the attached map. The project area is located at 295 West Volunteer Drive (950 South Main Street) in Spanish Fork, Utah.

Threatened, Endangered, or State Sensitive species that may occur within one-half mile of the project area are:

- Bobolink (*Dolichonyx oryzivorus*)
- Lewis's Woodpecker (*Melanerpes lewis*)
- Ute Ladies'-Tresses (*Spiranthes diluvialis*)
- Yellow-billed Cuckoo (*Coccyzus americanus*)

Bobolink nest in small, grass-lined hollows on the ground in wet meadow, wet grassland, or irrigated hayfields. Lewis' Woodpecker nest primarily in ponderosa pine forests, but will also nest in cottonwood and sycamore trees in riparian areas. Ute Ladies'-Tresses are found in wetlands, floodplains, and riparian areas where indicator species such as redtop (*Agrostis stolonifera*), lesser indian paintbrush (*Castilleja minor*), horsetail (*Equisetum* spp.), or goldenrod (*Solidago* spp.) are found. Yellow-billed Cuckoo nest in habitat characterized by large tracts of dense sub-canopy or shrub layers such as willow (*Salix* spp.), cottonwood (*Populus* spp.), mesquite (*Prosopis* spp.), or other riparian shrubs situated close to water.

No habitat that would support the species listed above exists in and within approximately 450 feet of the project area. The project area is characterized by urban landscaping, turf grasses, and urban development. The Spanish Fork River is located approximately 450 feet south of the project area, and due to sparse Cottonwood trees, may at the very least, serve as a resting area for Yellow-billed Cuckoo, but would not support nesting or breeding (which takes place between June 1st and August 31st).

Due to the lack of and distance from suitable habitat, PEC recommends that the proposed improvements to the Spanish Fork Sports Complex located at 295 West Volunteer Drive (950 South Main Street) in Spanish Fork, Utah will have **No Effect** to Threatened, Endangered, or State Sensitive species.

Please feel free to contact me at (801) 707-3601 or at [ceaston@pec.us.com](mailto:ceaston@pec.us.com) if you have any comments or concerns regarding this recommendation.

Sincerely,



Chuck Easton  
Environmental Manager  
Project Engineering Consultants

# Cultural Issues

## Volunteer Site

- Provides a natural visual isolation for the aquatics & outdoor connection
- Natural buffers from residential for sound isolation

## Justice Site

- Would require walls to be built to provide privacy for the aquatics & outdoor connection
- Noise from parties & late hours could be a concern in a residential area

## Recommendation

The setting accommodates the operation of the building

The operation of the building may be hindered from residential impacts and a constrained site

# Neighboring Town Access

## Volunteer Site

- Highway 198 provides direct access from Salem, Woodland Hills, Elk Ridge, Payson, and Spring Lake

## Justice Site

- Direct access can be achieved if a freeway exit is placed at Center St.

## Recommendation

Easy access from all towns to the south

The two sites are close enough that it should not deter traffic from neighboring towns

# SUMMARY

CRITERIA	VOLUNTEER SITE	JUSTICE SITE
Site Layout		
Parking		
Costs		
Future Expansion		
Traffic		
Future City Growth		
Proximity to Schools		
Access to Trails		
Compatible Use & Aesthetics		
Environmental Issues		
Cultural Issues		
Neighboring Town Access		