



**Wednesday, January 22, 2025
Development Review Committee**

DEVELOPMENT REVIEW COMMITTEE AGENDA

PUBLIC NOTICE is hereby given that the Development Review Committee of Spanish Fork, Utah, will hold a regular meeting at the City Council Chambers at Library Hall, 80 South Main Street, Second Floor, Spanish Fork, Utah, commencing at 10:00 a.m. This meeting is not available to attend virtually.

1. Approval of Minutes

A. January 15, 2025.

2. Agriculture Protection Area Creation

A. LARSON AGRICULTURAL PROTECTION AREA. This proposal involves a request to add property into the City's Agricultural Protection Area located at 1273 South 2000 West.

3. Zone Change & Preliminary Plat

A. ZIONS LANDING ZONE CHANGE 2.0. This proposal involves changing the zoning from A-E to R-1-9 with the Complete Neighborhood Overlay to accommodate a residential subdivision to be developed at 1495 East 400 North.

B. ZIONS LANDING SUBDIVISION 2.0. This proposal involves the approval of a Preliminary Plat for six single-family residential lots located at 1495 East 400 North.

C. CANYON COURT URBAN ZONE CHANGE. This proposal involves changing the zoning from R-3 & C-2 to C-2 to allow for the development of commercial spaces to be located at approximately 400 North Spanish Fork Parkway.

D. CANYON COURT URBAN. This proposal includes the approval of a Preliminary Plat for commercial lots to located at approximately 400 North Spanish Fork Parkway.

4. Concept Review

A. SEVEN BAR RANCH CONCEPT.

5. Discussion

A. 2000 E US-6 CONNECTION 45% DESIGN.

6. Adjourn

Draft Minutes
Spanish Fork City Development Review Committee
80 South Main Street
Spanish Fork, Utah
January 15, 2025

Staff Members Present: **Cory Pierce**, Public Works Director; **Seth Perrins**, City Manager; **Dave Anderson**, Community Development Director; **Brandon Snyder**, Senior Planner; **David Mann**, Senior Planner; **Ian Bunker**, Associate Planner; **Joshua Nielsen**, Assistant City Attorney; **John Little**, Chief Building Official; **Byron Haslam**, Senior Engineer; **Marcie Clark**, Engineering Department Secretary; **Jered Johnson**, Engineering Division Manager; **Kevin Taylor**, Senior Power Utility Planner; **Jake Theurer**, Power and Light Superintendent; **Bart Morrill**, Parks Maintenance Supervisor; **Dillon Muirbrook**, Engineering; **Jason Turner**, Fire Marshall; and **Josh Wagstaff**, Senior Engineer.

Citizens Present: Dave Millheim, Dustin McBride, Kason Shenk, Bret Nelson, Tate Murphey, Ed Ballard, Cole Ballard, Bill Beck, and Mike McDonald.

Cory Pierce called the meeting to order at 10:00 a.m.

MINUTES

December 18, 2024

Dave Anderson **moved** to approve the minutes of December 18, 2024.

John Little **seconded** and the motion **passed** all in favor.

CONDITIONAL USE PERMIT

I-1 INDOOR BATTING CAGE FACILITY

Dave Anderson presented the item. Parking needs were discussed. The Applicant is providing two additional parking spaces per cage on the site than what is required by City Code. Additional parking will be available onsite during off peak hours.

Dave Anderson indicated that the proposal is teed up and ready to go.

Dave Anderson **moved** to recommend the approval of the proposed I-1 Indoor Batting Cage Facility Conditional Use Permit to Planning Commission based on the following findings and subject to the following conditions:

Findings:

1. That the proposal conforms to the City's General Plan Designation and Zoning Map.
2. That adequate parking exists in the development to accommodate the proposed use.

Conditions:

1. That the applicant meets the City's development and Construction Standards and other applicable City ordinances. .
2. That the applicant adheres to the conditions provided in the memorandum.

Jake Theurer **seconded** and the motion **passed** all in favor.

Staff discussed the timing of the extension of 3470 North to the west. Some of the issues holding up the road extension, such as the relocation of the Rocky Mountain Power poles, are still unresolved.

ANNEXATIONS

920 WEST ANNEXATION

Ian Bunker presented the item. Staff discussed some of the key issues such as the availability of utilities and access for future development of the annexation area. It was stated that these issues could be further discussed with future zone change and development applications.

Cory Pierce asked about the neighboring parcel to the north. It was indicated that the property owner was not interested in annexation at this time.

The DRC discussed the access limitations on 920 West until it can be extended to the northeast and connected into the existing subdivision. Seth Perrins indicated concerns with the lack of connection for 920 West and the difficulties with providing utility services. Seth would like long term solutions to these issues.

Dave Anderson **moved** to recommend approval of the proposed Annexation based on the following findings and subject to the following condition:

Findings:

1. That the subject property is located within the City's Annexation Policy Boundary and Growth Management Boundary.
2. That the City's General Plan Land Use Designation for the annexation area is predominantly Medium Density Residential.

Condition:

1. That the R-R Rural Residential zone be assigned at the time of annexation.

Jered Johnson **seconded** and the motion **passed** with a vote of 6-1. Seth Perrins voted no on the recommendation based on the reasons he stated above.

SITE PLAN

SPANISH FORK PARKWAY PHASE 2

Byron Haslam presented the item. The City desires to move forward with the walkable park design with open spaces and a dog park. The park is planned to have access gates from SR-51 and from the adjacent residential development. Byron was encouraged to reach out soon to the HOA to start discussions on access.

The DRC directed Byron to confirm what improvements are being completed by the Meadow Creek Ridge Townhomes developer along the north side of Spanish Fork Parkway.

Dave Anderson **moved** to approve the proposed Spanish Fork Parkway Phase 2 Site Plan as presented.

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

CONCEPT REVIEW

CAMPOS FLEX SPACE CONCEPT

Bret Nelson presented the concept to the DRC. He requests feedback on utilities and land uses.

Dave Anderson indicated that the City is committed to commercial uses. He feels the main issues are access, adequate parking, and utilities.

Cory Pierce mentioned that this parcel is impacted by an existing spring collection system. This system cannot be disturbed or obstructed. No buildings should be placed over the lines and collection system.

Seth Perrins asked what the sewer options are and if septic is truly an option. Seth indicated that there are challenges with approving a septic system. Seth reminded the DRC members that this parcel is located outside of the Growth Management Boundary. He indicated that even though the parcel has been in the City for a long time, it is still a challenging site for utilities. He encouraged the applicant to coordinate development activities with the owners of the properties to the south.

Jered Johnson shares the same concerns as Cory and feels the plans need to be revised to accommodate the spring collection system. Bret Nelson was encouraged to coordinate with Jered and obtain more details on the collection system.

The DRC also recommended that the Applicant coordinate with UDOT and Byron Haslam on access.

MILLHEIM EASEMENT CONCEPT

Dave Millhiem presented the proposal to the DRC. He would like to reduce the scenic easement because he feels it is an underutilized space. He indicated that his proposal will allow for better stabilization of the hillside. He presented that the modifications will help lessen fire risks. He wants to better utilize this portion of his lot. He would like to do terracing with rock retaining walls to create spaces for gardening and fruit trees. Seth Perrins commented that the scenic easement serves to stabilize the hill and retain the natural beauty.

The DRC discussed the need for the Applicant to also confirm his plans would be in compliance with the Hillside ordinance. Concerns were raised that the retaining walls would not be permitted because it would involve disturbing soils and grades of the steep slope.

The Applicant indicated that he has read the Hillside ordinance and feels that he would comply. There was further discussion on the intent of the scenic easement and the requirements of the Hillside ordinance.

Seth Perrins wants the integrity of the hillside preserved. He wants further plans that indicate compliance. He is concerned with how the proposed plans would look and what risks it creates. He would like the Applicant to provide plans from an engineer to the City Engineer for review.

The Applicant invited staff to come see the property and the recent survey markers. He indicated that the neighbors to the east (Swensons) may someday want to develop their property and have use of the hillside.

Cory Pierce again stressed the importance of the scenic easement and compliance with the Hillside ordinance.

Dave Anderson expressed concern with some of the recent activities which may destabilize the hillside.

Jered Johnson shared that these requirements help to mitigate the risk of the hillside. Byron Haslam was directed to set a time to visit the property with other Engineering staff members.

SOUTH MAIN COMMERCIAL CONCEPT

Cole Ballard presented the concepts to the DRC. The DRC discussed some of the main issues including utilities, access, and options to address those issues.

The Engineering Department shared concerns and ways to determine viable options for sewer service to the property. Byron Haslam indicated that he has uploaded a report for the applicant to review.

Cole Ballard asked about the potential inclusion of residential. Dave Anderson indicated that it would be challenging. The City supports commercial use of the property. Dave indicated that zoning and ordinance changes would be needed for any residential, but he feels the scale and size of the property may be too small to support and justify. He mentioned that scale and amenities matter.

The DRC agreed that C-2 Commercial is easy to support.

Seth Perrins asked about the existing grades of the property and if the east is a natural depression or has the site been filled over the years. Seth does not want to discourage the applicant but agrees that there are challenges to supporting any residential here.

The applicant was directed to work with Engineering on utilities and encouraged to apply for an off-site utility plan review. Cole Ballard recapped that it is important to know the options and costs for the utility work that will be needed.

Seth recommended that the Applicant coordinate development with the earlier applicant Bret Nelson.

Dave Anderson reminded the DRC of the potential for new power lines in this area. Dave would love to share more refined plans with Rocky Mountain Power.

The Applicant asked about the annexation potential of a neighboring parcel. Staff felt it would be helpful to the proposed development and most likely would be supported.

DISCUSSION

SPANISH FORK PARKWAY TRAFFIC SIGNAL 90%

Dillon Muirbrook presented the item to the DRC. He indicated that he has made the changes discussed in November. Dillon discussed the changes. The DRC appreciates the updates regarding the traffic signal.

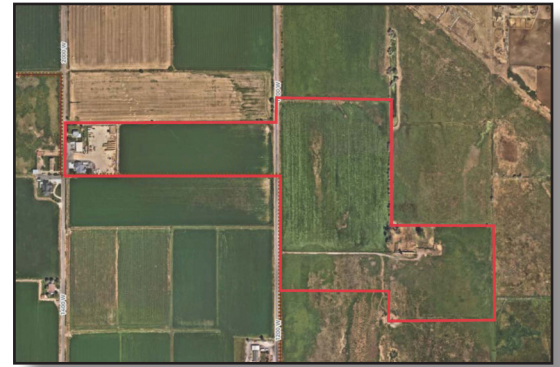
Seth Perrins moved to adjourn the meeting at 11:48 a.m.

Adopted:

Kasey Woodard
Community Development Division
Secretary



Larson Agriculture Protection Area
Agriculture Protection Area
1700 West 1400 South (city coordinates)
41.7 acres
R-1-30/R-R Zones
Medium Density Residential General Plan
Designation



PROPOSAL

The Applicant has requested that an agriculture protection area be created for an area that covers approximately 41 acres in the southwest corner of the city. The approval process follows requirements contained in Chapter 41, Title 17, Utah Code Annotated, 1953 as amended and §15.3.28 of the Spanish Fork Municipal Code. Supporting documents and a detailed timeline are included in the City Council memo. The Utah County Agriculture Advisory Board reviewed the application in December and voted to recommend the proposed area be approved as shown. Staff recommends modifying the boundary to exclude corridors identified on City street and utility master plans. A public hearing before the City Council is planned to take place on February 3, 2025.

RECOMMENDATION

That the proposed agriculture protection area be approved based on the following finding and subject to the following condition:

Finding

1. That the proposal meets the minimum requirements for consideration of an agriculture protection area based on State and City code.

Condition

1. That the legal description for the agriculture protection area not include corridors based on the City's street and utility master plans.

EXHIBITS

1. Agriculture protection area legal description
2. Memo to City Council

EXHIBIT 1

Bowdy Smith:

BEGINNING AT A POINT LOCATED $N02^{\circ}48'35''E$ 343.14 FT AND EAST 1411.20 FT FROM THE WEST QUARTER CORNER OF SECTION 26, TOWNSHIP 8 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN; THENCE $N89^{\circ}10'54''E$ 1264.65 FT, THENCE $S00^{\circ}10'40''E$ 345.29 FT, THENCE $N89^{\circ}59'29''W$ 1265.93 FT, THENCE $N00^{\circ}03'35''E$ 327.04 FT TO THE POINT OF BEGINNING.

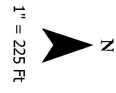
Larson Cattle South:

BEGINNING AT A POINT LOCATED $S01^{\circ}38'28''E$ 823.75 FT AND EAST 2780.63 FT FROM THE WEST QUARTER CORNER OF SECTION 26, TOWNSHIP 8 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN; THENCE $N00^{\circ}10'40''W$ 55.15 FT, THENCE $N89^{\circ}51'55''E$ 1312.85 FT, SOUTH 156.94 FT, THENCE WEST 649.76 FT, NORTH 98.71 FT, THENCE WEST 662.92 FT TO THE POINT OF BEGINNING.

Larson Cattle North:

BEGINNING AT A POINT LOCATED $S01^{\circ}38'28''E$ 733.57 FT AND EAST 2782.93 FT FROM THE WEST QUARTER CORNER OF SECTION 26, TOWNSHIP 8 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN; THENCE $N00^{\circ}10'40''W$ 1179.00 FT, THENCE $S89^{\circ}50'18''E$ 668.12 FT, THENCE $S00^{\circ}24'17''E$ 791.04 FT, THENCE EAST 642.91 FT, THENCE SOUTH 383.00 FT, THENCE $S89^{\circ}51'55''W$ 1312.96 FT TO THE POINT OF BEGINNING.

Proposed Larson Agriculture Protection Area



Legend

- Smith and Larson
- Larson Cattle - North
- Larson Cattle - South
- Spanish Fork Boundary



Print Date: 1/21/2025

Spanish Fork City GIS
40 South Main St
Spanish Fork, UT 84660
GIS Phone Numbers:
(801) 804-4571 (Administrator)
(801) 804-4570 (Intern)
(801) 804-4572 (Intern)

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EXHIBIT 2



DATE: February 3, 2025
TO: Spanish Fork City Council
FROM: Community Development Department
RE: Larson Agriculture Protection Area

On November 7, 2024, Staff received a complete application for a proposed agriculture protection area located at approximately 1700 W (city)/1200 W (county) and 1400 S (city)/7600 S (county) that encompasses 5 parcels. The purpose of agriculture protection areas are stated in the City's municipal code as follows:

“Spanish Fork City supports the establishment of agriculture protection areas within the limitations established by this Chapter to protect and sustain production agriculture. Furthermore, Spanish Fork City recognizes that the adoption of an agriculture protection area will not restrict a citizen’s ability to file a complaint about an agriculture practice. Rather, Spanish Fork City hopes to protect agricultural land owners from civil lawsuits and criminal prosecution as long as the owner employs safe, sound, and reasonable agriculture practices.” (§15.3.28.020)

Notices were sent and posted as required by code, allowing a 15-day window for initial comments to be received prior to review by the Utah County Agriculture Advisory Board and the Spanish Fork Planning Commission. The advisory board held a public hearing and forwarded a recommendation to the City Council to approve the agriculture protection area as proposed. Staff has included the following exhibits for your reference:

1. Agriculture Protection Area application
2. Application timeline
3. Public comment received during first notice period
4. Summary of the Utah County Agriculture Advisory Board meeting
5. Analysis of the evaluation criteria for an agriculture protection area



AGRICULTURE PROTECTION AREA APPLICATION

I/We the undersigned owner(s) of real property within the incorporated area of Spanish Fork City do hereby request that the Spanish Fork City establish an "Agriculture Protection Area" as allowed in Section 17.41.301 Part 3 Utah Code Annotated 1953. Furthermore, we request that the protection area contain the below listed property(ies). We assert that this application contains the signatures of a majority of all owners of real property and the owners of a majority of the land area in agriculture production within the proposed agriculture protection area.

Contact Agent Information:

Name: Jackie Larson Phone #: (801) 995-2451
Email: 7Barfarming@gmail.com

Total Number of acres included in proposal : 41.7

I, the undersigned, certify that all of the facts set forth in this application are true and correct to the best of my knowledge and that I am either the owner of the property or that I have been authorized in writing by the owner to file this application.

Name: Jackie Larson Signature: Jackie Larson Date: Nov. 4, 2024

Subscribed and affirmed before me this 4 day of November, 2024.

By

Notary Seal

Megan Taylor
Notary Public



AGRICULTURE PROTECTION AREA APPLICATION

Supplemental Sheet

I/We the undersigned owner(s) of real property within the incorporated area of Spanish Fork City do hereby request that the Spanish Fork City establish an "Agriculture Protection Area" as allowed in Section 17.41.301 Part 3 Utah Code Annotated 1953. Furthermore, we request that the protection area contain the below listed property(ies). We assert that this application contains the signatures of a majority of all owners of real property and the owners of a majority of the land area in agriculture production within the proposed agriculture protection area.

Contact Agent Information:

Name: Jackie Larson Phone #: (801) 995-2451

Parcel Information:

Owner Name: Gary & Susan Larson Phone #: (801) 319-7057
Address: 1273 So. 2000 W. (Mailing 1553 S. 1400 W.)
City, State: Spanish Fork, UT Zip: 84660

Section: 26 Township: 8S Range: 2E

Parcel #: 35:743:0601 # of Acres: 9.319819
Parcel #: _____ # of Acres: _____

Current use of parcel: Irrigated Alfalfa

I, the undersigned, certify that I am the owner of the property listed above and I hereby authorize

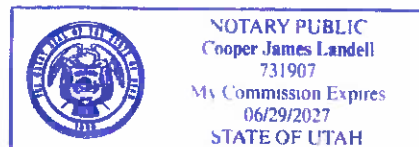
Jackie Larson to file this application on my behalf
Name of Applicant/Contact Person

Print Name: Gary Larson Signature: Gary Larson Date: 10-16-24

Subscribed and affirmed before me this 16 day of October 2024.

By [Signature]
Notary Public

Notary Seal



AGRICULTURE PROTECTION AREA APPLICATION

Supplemental Sheet

I/We the undersigned owner(s) of real property within the incorporated area of Spanish Fork City do hereby request that the Spanish Fork City establish an "Agriculture Protection Area" as allowed in Section 17.41.301 Part 3 Utah Code Annotated 1953. Furthermore, we request that the protection area contain the below listed property(ies). We assert that this application contains the signatures of a majority of all owners of real property and the owners of a majority of the land area in agriculture production within the proposed agriculture protection area.

Contact Agent Information:

Name: Jackie Larson Phone #: (801) 995-2451

Parcel Information:

Owner Name: Larson Cattle Co LLC Phone #: (801) 319-7057
Address: 12725 SO. 2000 N. (Mailing 7573 SO. 1400 W.)
City, State: Spanish Fork, UT Zip: 84660

Section: 26 Township: 8S Range: 2E

Parcel #: 26:032:0020 # of Acres: 28.983959

Parcel #: _____ # of Acres: _____

Current use of parcel: Hayeres planted and Irrigated Pasture
The rest is rough Pasture for grazing

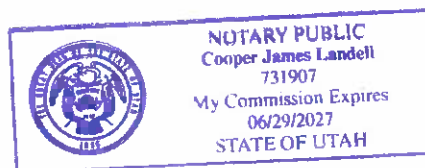
I, the undersigned, certify that I am the owner of the property listed above and I hereby authorize Jackie Larson to file this application on my behalf
Name of Applicant/Contact Person

Print Name: GARY LARSON Signature: Gary Larson Date: 10-16-24

Subscribed and affirmed before me this 16 day of October, 2024.

By [Signature]
Notary Public

Notary Seal



AGRICULTURE PROTECTION AREA APPLICATION

Supplemental Sheet

I/We the undersigned owner(s) of real property within the incorporated area of Spanish Fork City do hereby request that the Spanish Fork City establish an "Agriculture Protection Area" as allowed in Section 17.41.301 Part 3 Utah Code Annotated 1953. Furthermore, we request that the protection area contain the below listed property(ies). We assert that this application contains the signatures of a majority of all owners of real property and the owners of a majority of the land area in agriculture production within the proposed agriculture protection area.

Contact Agent Information:

Name: Jackie Larson Phone #: (801) 995-2451

Parcel Information:

Owner Name: Bowdy & Cindy Smith Phone #: (801) 718-8221

Address: 1307 So. 2000 W.

City, State: Spanish Fork, UT Zip: 84660

Section: 26 Township: 8S Range: 2E

Parcel #: 35-743-0002 # of Acres: 0.0676

Parcel #: _____ # of Acres: _____

Current use of parcel: _____

I, the undersigned, certify that I am the owner of the property listed above and I hereby authorize

Jackie Larson to file this application on my behalf
Name of Applicant/Contact Person

Print Name: Bowdy & Smith Signature: Bowdy Smith Date: 12-17-2024
Cindy Smith - Cindy S. Smith 12-17-24

Subscribed and affirmed before me this _____ day of _____ 20____.

By

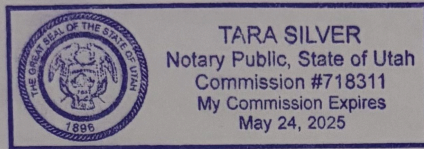
Notary Seal

Notary Public

ACKNOWLEDGMENT

State of Utah
County of Utah

On this 17 day of December, 2024, Boudy Smith personally appeared before me,
____ who is personally known to me,
☒ whose identity I verified on the basis of Drivers License,
____ whose identity I verified on the oath/affirmation of _____,
a credible witness,
to be the signer of the foregoing document, and he/she acknowledged that he/she signed it.



Tara Silver
Notary Public
My Commission Expires: May 24, 2025

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Agricultural Protection Area Application, which consists of 1 page(s) and is dated 12/17/2024.
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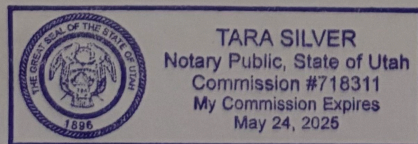
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#0421

ACKNOWLEDGMENT

State of Utah
County of Utah

On this 17 day of December, 2024, Cindy Smith personally appeared before me,
____ who is personally known to me,
☒ whose identity I verified on the basis of Drivers License,
____ whose identity I verified on the oath/affirmation of _____,
a credible witness,
to be the signer of the foregoing document, and he/she acknowledged that he/she signed it.



Tara Silver
Notary Public
My Commission Expires: May 24, 2025

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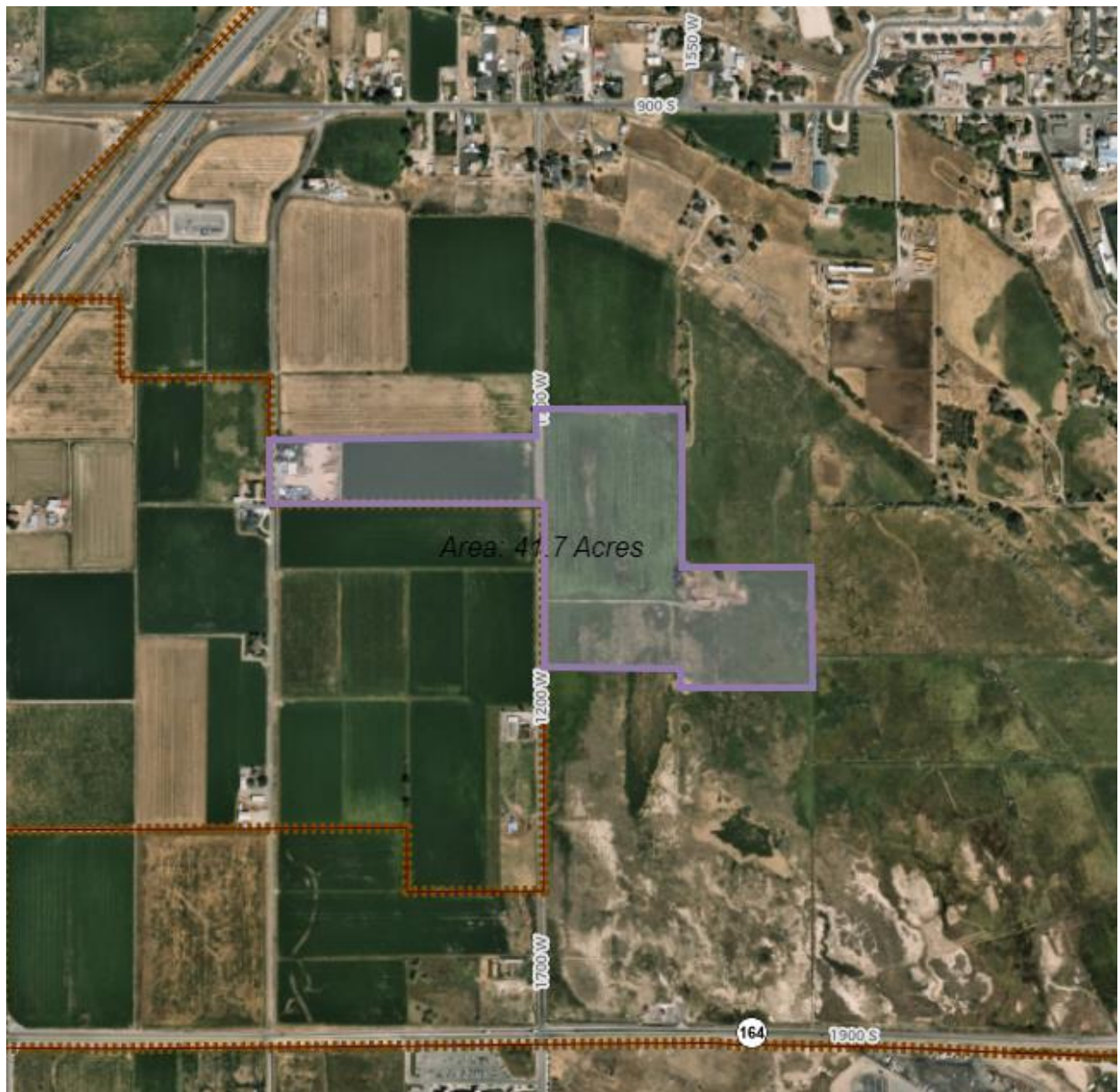


Exhibit 2

Larson Agriculture Protection Area - Timeline

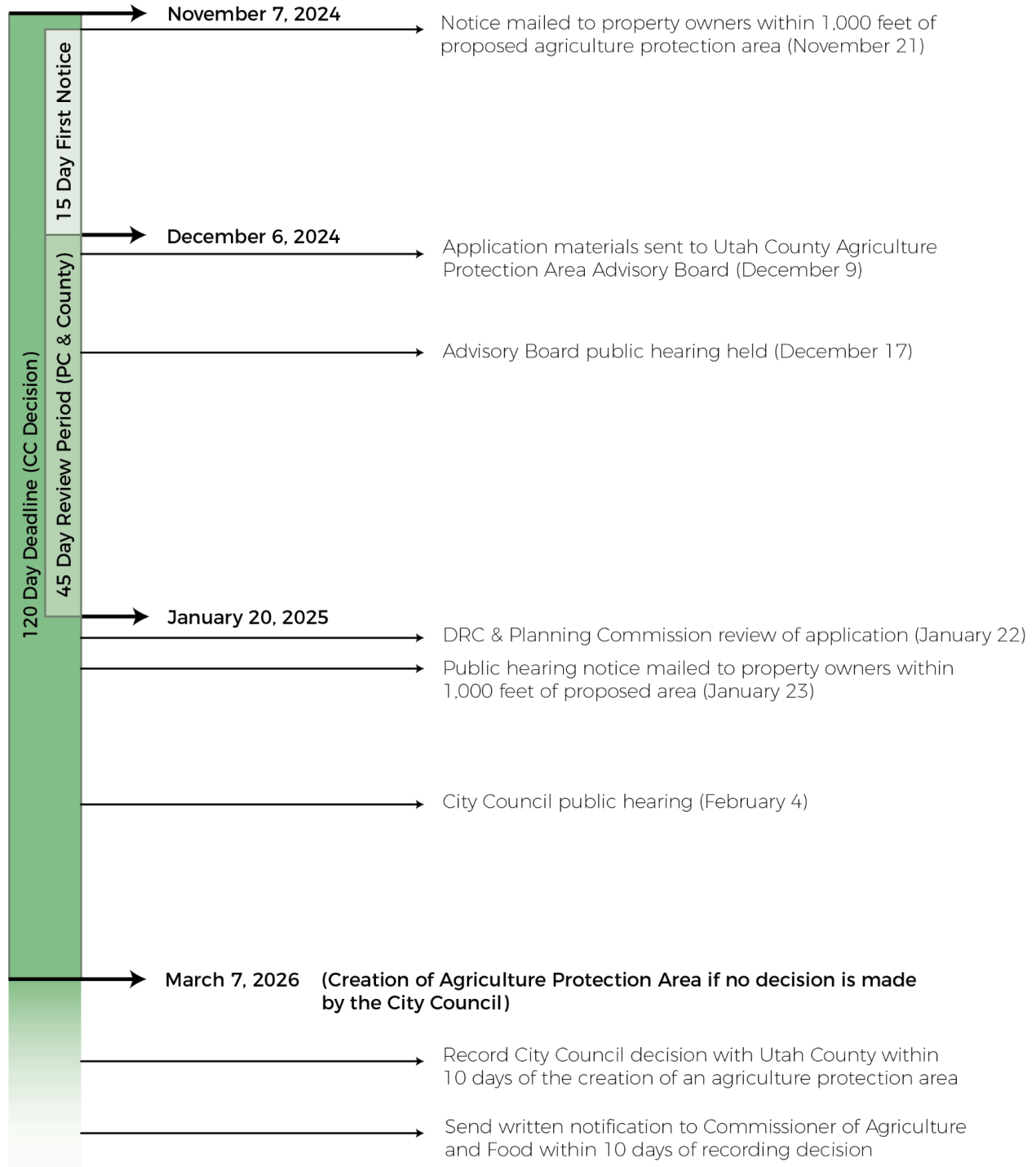


Exhibit 3

Comment received 11/25/24 via voicemail (transcription):

"Hi, David. This is Clint Harris. I am just calling about the notice we received for the larger agriculture protected prediction area. It shows that crossing the road, I am assuming that the road is not actually in the protection area because that would certainly affect what I am working on trying to get lots of stuff on the ground. Just below my house, so that would certainly affect things if the road is in the protected area. I assume that the road that is showing in the area is not and that it is not anything that we should be concerned about. My phone number is 385-208-0570."

Exhibit 4

Utah County Agriculture Advisory Board Meeting

December 17, 2024

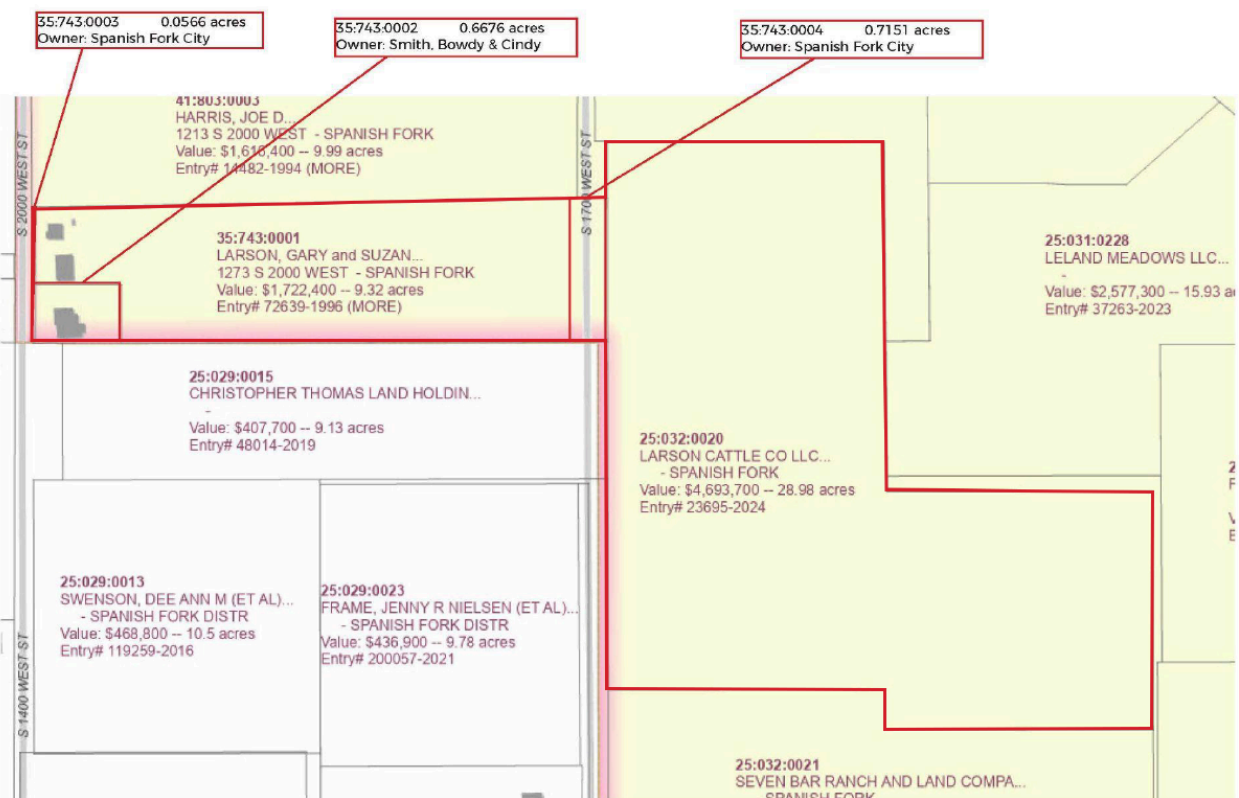
Summary of comments made during the public hearing:

- Spanish Fork planner Ian Bunker presented the application to the board. He mentioned that a majority of property owners within the proposed agriculture protection area must be signed by a majority of all owners, so that documentation needs to be provided before a decision can be made by the City Council.
- Jackie Larson, the Applicant, told the board that she would obtain the needed signatures and submit documentation to Staff.
- The board discussed whether or not the road (1700 S/1200 S) that bisects the proposed area should be included due to issues that had come up in other agriculture protection areas. They concluded that not enough information was provided for them to recommend the existing road should not be included. Based on the application materials that were provided to them, the board voted to recommend approval of the proposed agriculture protection area.

Larson Agriculture Protection Area Analysis

For the purposes of this analysis, each parcel listed on the application will be given a number for reference purposes:

1. Parcel 35:743:0003; Owner: Spanish Fork City; 0.06 acres
2. Parcel 35:743:0002; Owner: Bowdy & Cindy Smith; 0.67 acres
3. Parcel 35:743:0001; Owner: Gary & Suzan Larson; 9.32 acres
4. Parcel 35:743:0004; Owner: Spanish Fork City; 0.72 acres
5. Parcel 25:032:0020; Owner: Larson Cattle Co, LLC; 28.98 acres



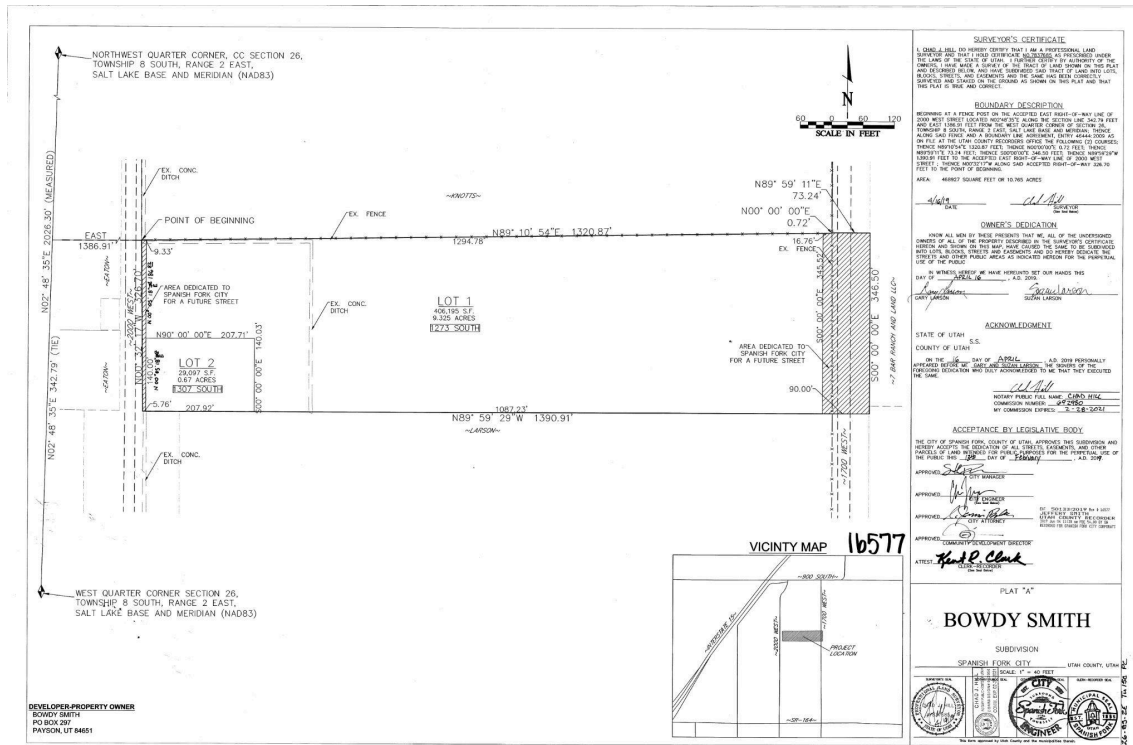
15.3.28.080 Evaluation Criteria

In evaluating a proposal and in determining whether or not to create or recommend the creation of an agriculture protection area, the Advisory Board, Planning Commission, and City Council shall apply the following criteria:

- A. *Whether or not the land is currently being used for agriculture production;*

Parcels #1 and #4 were dedicated to the City with the recording of the Bowdy Smith subdivision in 2019. Parcels #2 and #3 were designated as lots 2 and 1,

respectively. The original parcel containing parcels #1-4 was rezoned in 2018 from Rural Residential (R-R) to Residential (R-1-30) in order to build the house that now exists on parcel #2. Parcels #3 and #5 have greenbelt property tax status, are currently being used for agriculture production, and make up the majority of the land being considered for agriculture protection.



B. Whether or not the land is zoned for agriculture use;

Parcel #5 is currently zoned R-R, which allows agriculture uses as a primary permitted use. The other 4 parcels are currently zoned R-1-30, which does not have agriculture listed as a permitted or conditional use. Prior to the rezone, the majority of the land that makes up parcel #3 was being used for agricultural production and that use continues to be conducted at present day. Staff has also determined that the production of crops would be allowed in a residential zone as an accessory use. The keeping of livestock is allowed on properties in the R-1-30 Zone, provided the portion of land where livestock is kept is at least 0.5 acres (see §15.3.24.090.G). Parcel #2 is not large enough to have 0.5 acres dedicated to keeping livestock. Animals kept in a residential zone are not allowed to be used for the purpose of commercial production.



C. Whether or not the land is viable for agricultural production;

The majority of the property being considered for the agriculture protection area has been used in agriculture production for many years. The exceptions are the areas with existing/future right of way and the two single family residential houses.

D. The extent and nature of existing or proposed farm improvements;

The Applicant has made no mention of any proposed improvements being associated with the petition for establishing an agriculture protection area. Access to irrigation water already exists on the property being used for agriculture production.

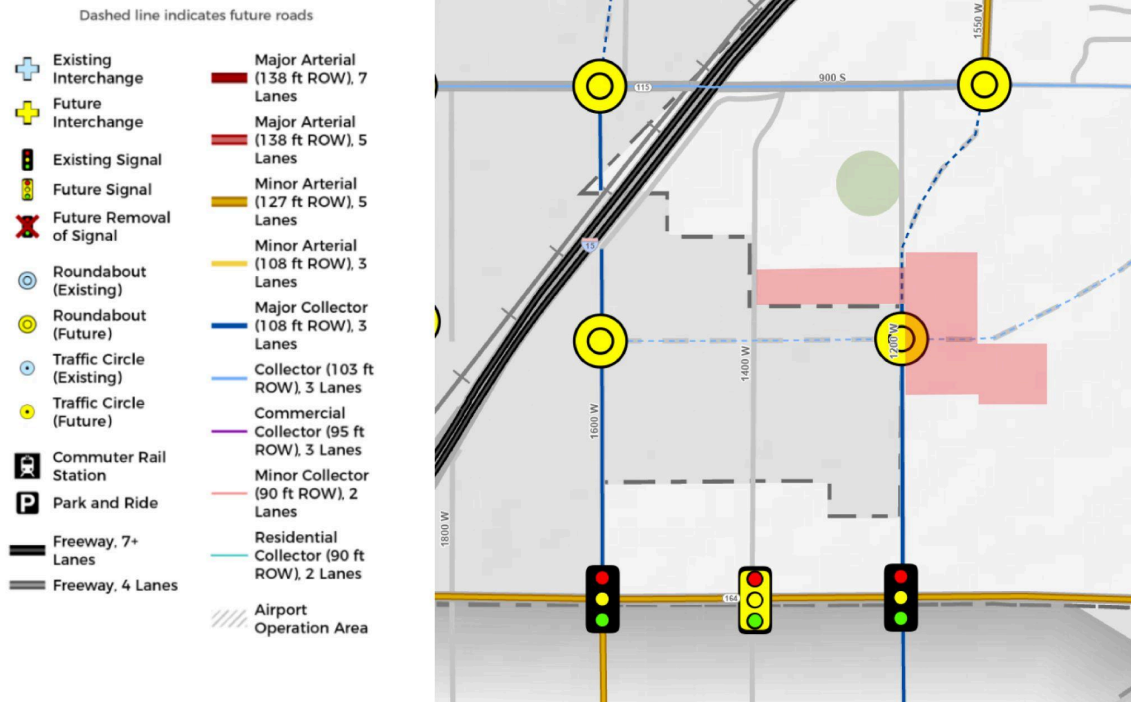
E. Anticipated trends in agricultural and technological conditions; and

Staff has not identified any trending conditions that would apply to this proposal.

F. Whether the land contains land planned by the City or another political subdivision or state agency for a roadway, park, utility corridor, or commercial development as determined by the official maps of the City or other political subdivision or state agency. Such areas may be excluded from the agriculture protection area.

As stated previously, parcels #1 and #4 are owned by Spanish Fork City due to the ROW dedication from the Bowdy Smith subdivision. The Spanish Fork City Transportation Master Plan indicates future plans to connect 1550 W to

1700 W/1200 W by way of a major collector road. This road type would have 3 lanes and would require 108 feet of ROW. Parcel #4 is 90 feet wide, meaning additional ROW would need to be obtained in order to construct the planned road connection. There is also a proposed future collector road that would bisect parcel #5 and continue west. A roundabout is also planned where these two future roads would intersect.



No single criterion is necessary or sufficient for the establishment of an agriculture protection area. Rather, the criteria in this section are for evaluation and consideration by the Advisory Board, Planning Commission, and the City Council.



Zions Landing 2.0
Zone Change
1495 East 400 North
2.09 acres
Proposed Zone R-1-9 with the Complete
Neighborhood Overlay District
General Plan Designation
Medium Density Residential



PROPOSAL

The Applicant has requested that a Zone Change from A-E Exclusive Agriculture to R-1-9 Residential with the Complete Neighborhood Overlay District be approved in order to redevelop the property. The Applicant has also submitted for subdivision preliminary plat approval of six lots.

Some of the key issues to consider are: proposed zoning and consistency with the surrounding area.

RECOMMENDATION

That the proposed Zions Landing 2.0 Zone Change be recommended for approval based on the following finding(s) and subject to the following condition(s):

Finding(s)

1. That the proposal conforms to the City's General Plan Designation of Medium Density Residential.
2. That the R-1-9 Zoning District is consistent with the area.
3. That with minor modifications the proposal will conform to the intent of the Complete Neighborhood Overlay District.

Condition(s)

1. That the Applicant meets the City's development and construction standards, zoning requirements and other applicable City ordinances.
2. That the Applicant addresses any staff review comments.

EXHIBITS

1. Request.
2. Building Elevations.



December 11, 2024

Attn: Dave Anderson
Spanish Fork City

**RE: Zion's Landing
Zone Map Amendment
Letter Request**

Dave,

We write you this letter regarding a Zone Map Amendment request to the following property located in Spanish Fork, Utah:

Address: 1495 East 400 North Spanish Fork, Utah
Parcel ID: 27:009:0166

We propose that the subject property mentioned above be changed on the Spanish Fork City zoning map from Exclusive Agriculture (A-E) to R-1-9 with the Complete Neighborhood Overlay. The R-1-9 zone is a medium density residential zone, which is a designated zone that corresponds with the Spanish Fork City General Plan.

As part of our letter, we want to inform you and the rest of the Spanish Fork City Staff that we had a workshop session with the Spanish Fork City Planning Commission on December 4, 2024. With this new zone amendment application, we adjusted the lot layout and density compared to our previous application, which was denied by the Planning Commission and City Council. The overall response from the Planning Commission in our workshop session was very positive. We feel confident that the proposed zone map amendment request will be beneficial to the city and surrounding property owners.

If you have any further questions regarding our letter, please let us know.

Thanks,

Taione Militoni | *Owner*
Mount Zion Construction
taione@builtbyzion.com

Nate Heaps | *Owner's Rep*
Caleta Capital
nate@caletacapital.com

January 22, 2025

Zions Landing Conceptual Renderings



Zions Landing Conceptual Renderings

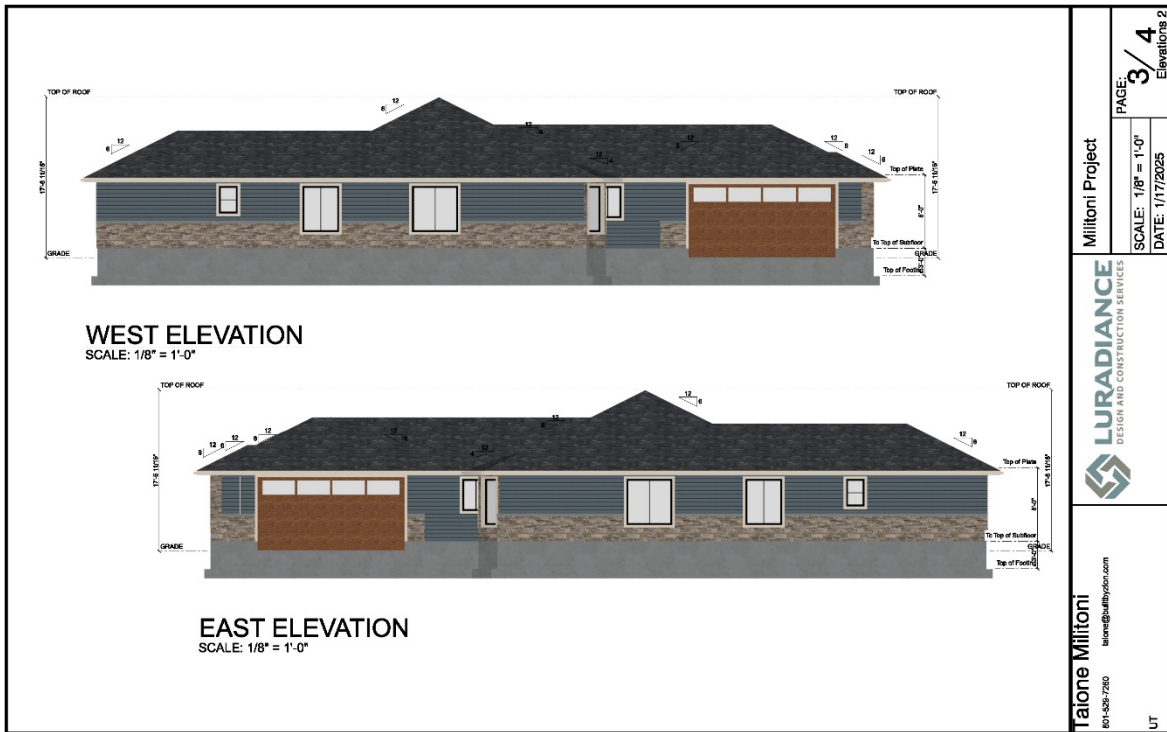
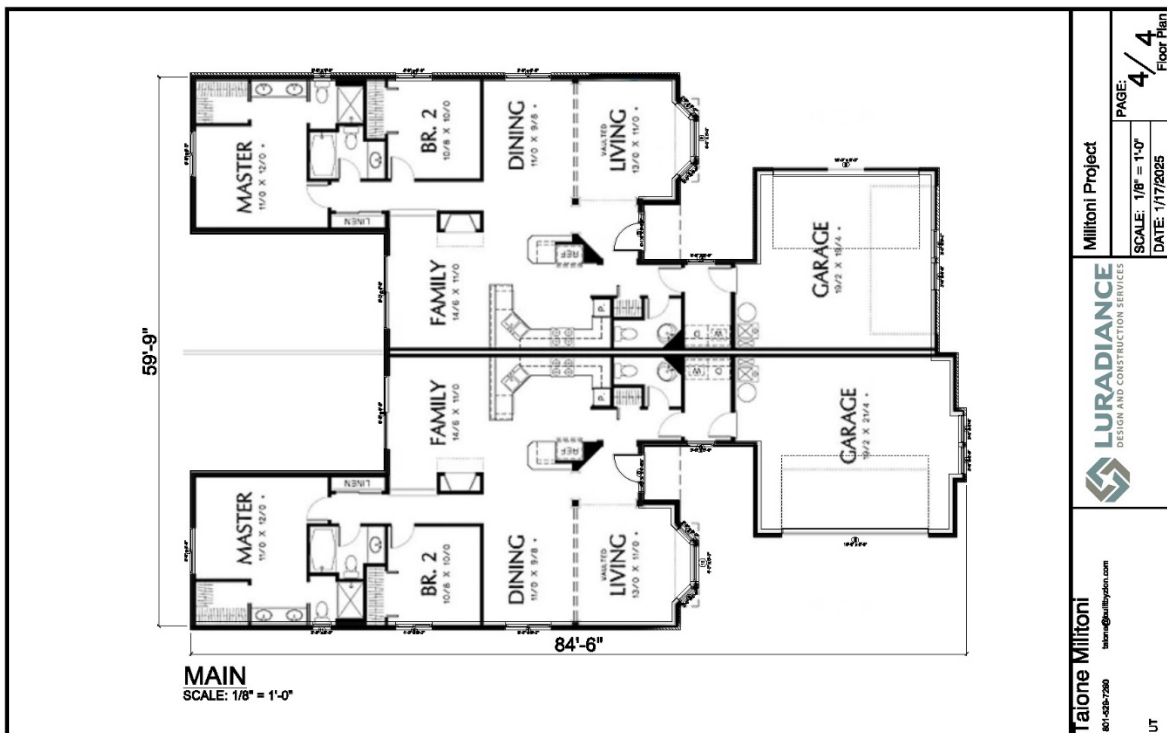




SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



NORTH ELEVATION
SCALE: 1/8" = 1'-0"





Zions Landing Subdivision 2.0
Preliminary Plat
1495 East 400 North
2.09 acres
R-1-9 with the Complete
Neighborhood Overlay District
General Plan Designation
Medium Density Residential



PROPOSAL

The Applicant has requested that a Preliminary Plat be approved in order to create six single-family residential lots. The proposal will provide a stub street to the east.

The Applicant has requested the Complete Neighborhood Overlay District be approved in order to allow for a twin-home on lots 1A and 1B. The lots range in size from 9,007 to 9,675 square feet with over eighty-five feet of frontage. (The twin-home lots are proposed to be 7,461 and 7,727 square feet, with seventy feet of frontage each.)

Some of the key issues to consider are: setbacks, utilities, storm drainage, timing of full improvements for lot 5, access and subdivision improvements.

RECOMMENDATION

That the proposed Zions Landing Subdivision 2.0 Preliminary Plat be recommended for approval based on the following finding(s) and subject to the following condition(s):

Finding(s)

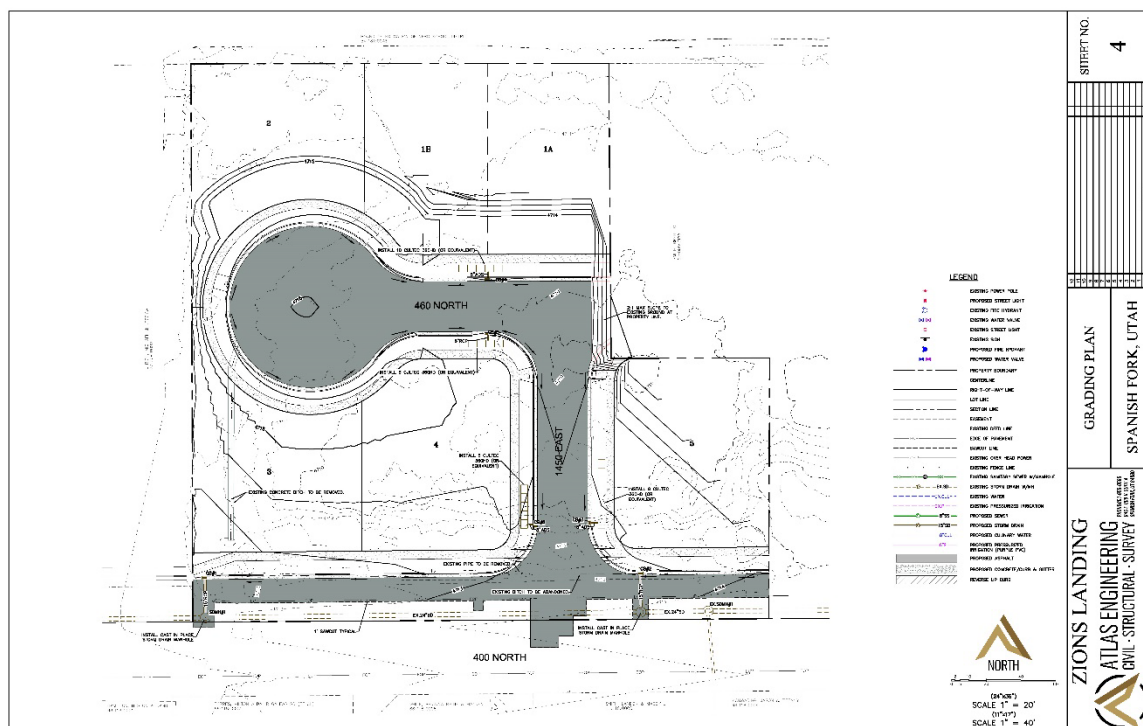
1. That the proposal conforms to the City's General Plan Designation of Medium Density Residential.
2. That with minor modifications the proposal will conform to the intent of the Complete Neighborhood Overlay District.

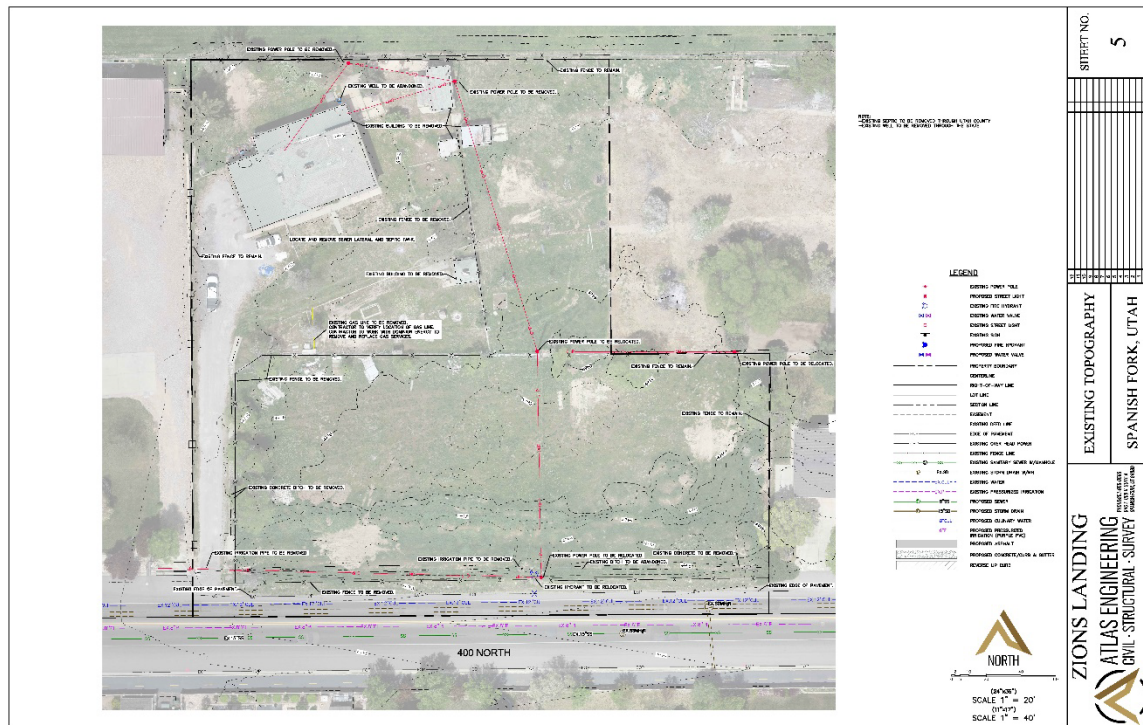
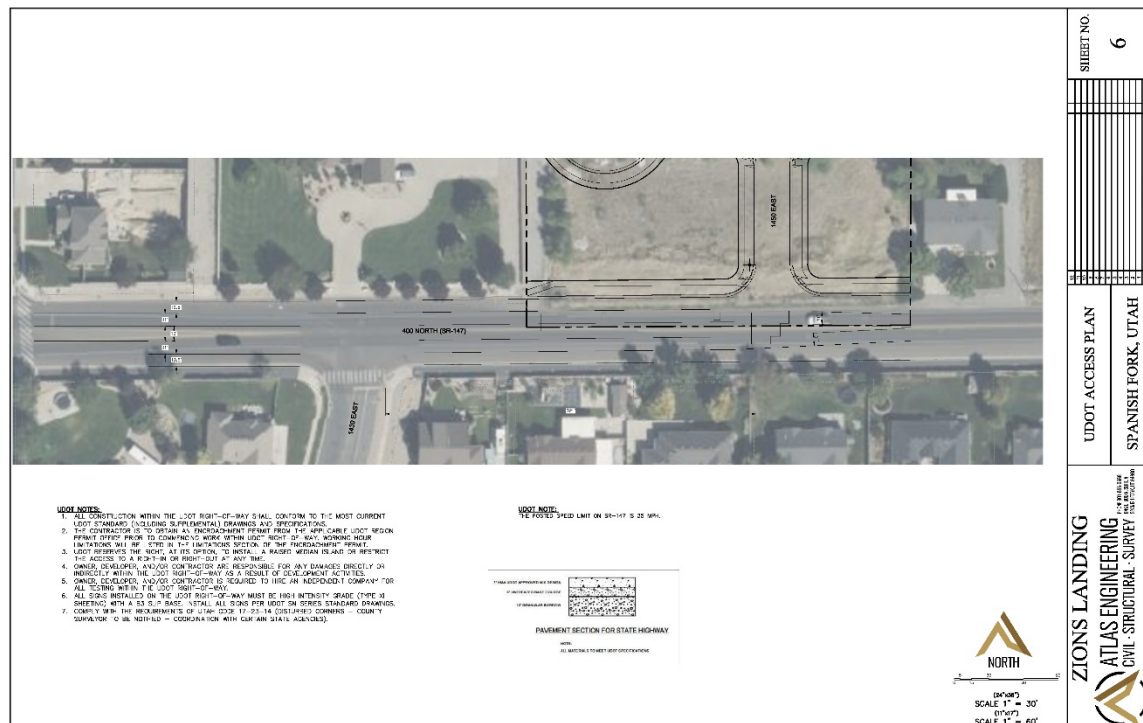
Condition(s)

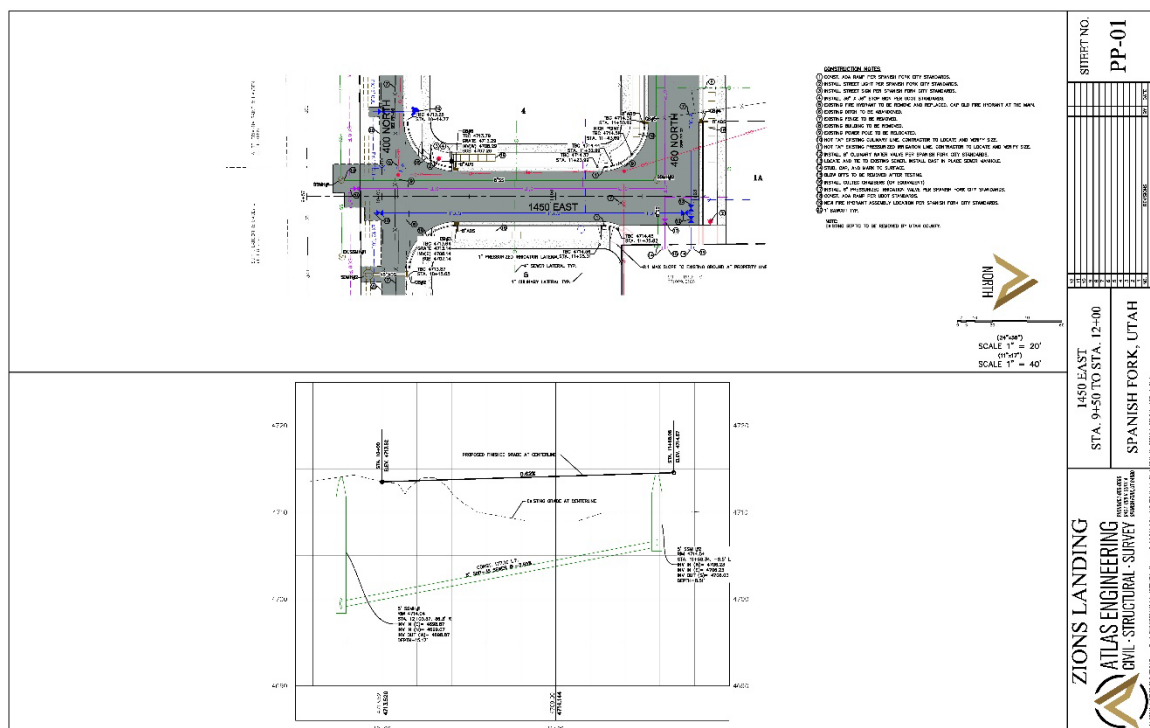
1. That the Applicant meets the City's development and construction standards, zoning requirements and other applicable City ordinances.
2. That the Applicant addresses any staff review comments.
3. That the City Council approves of the associated Zone Change.

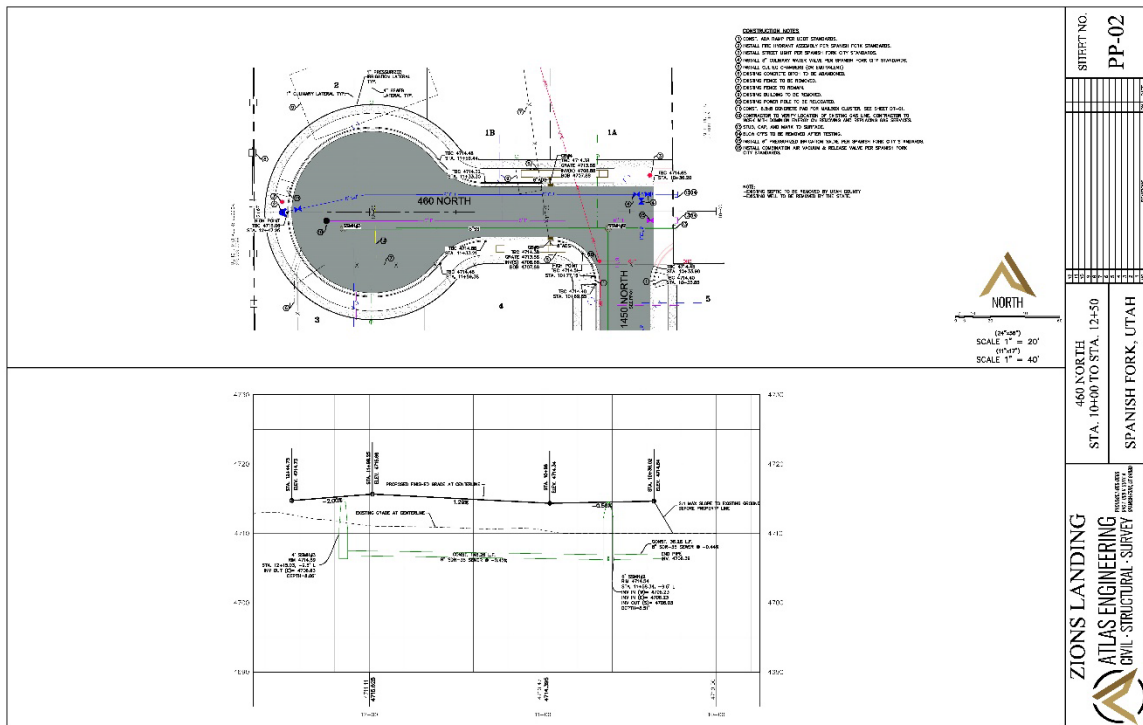
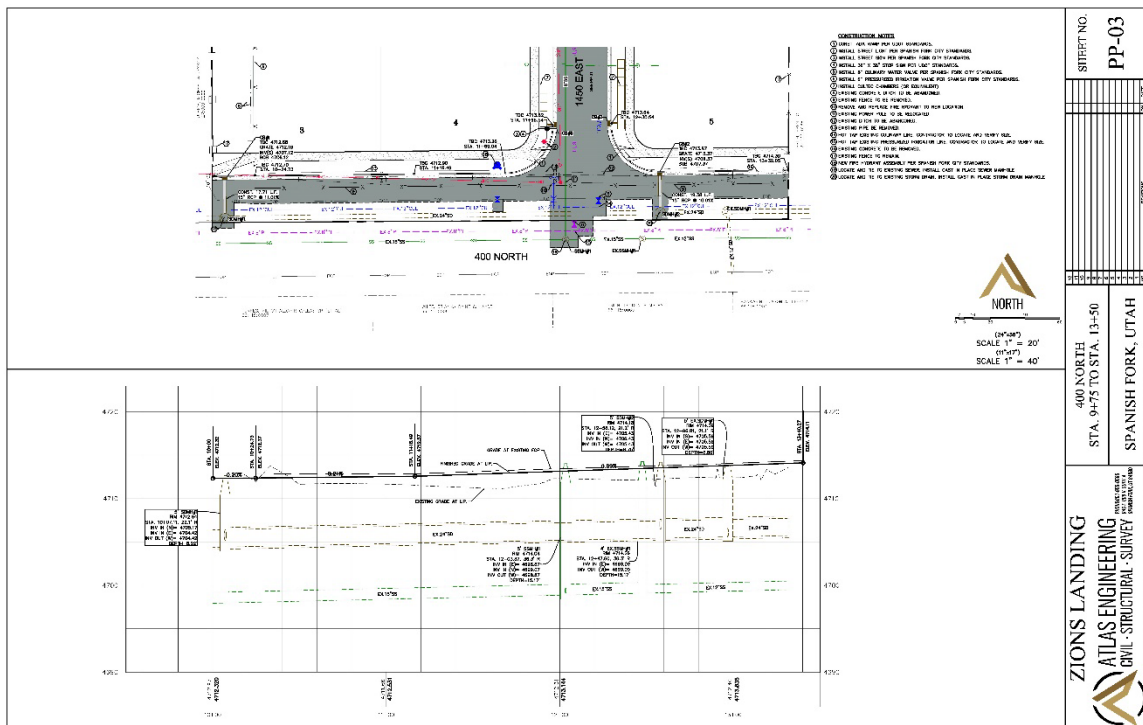
EXHIBITS

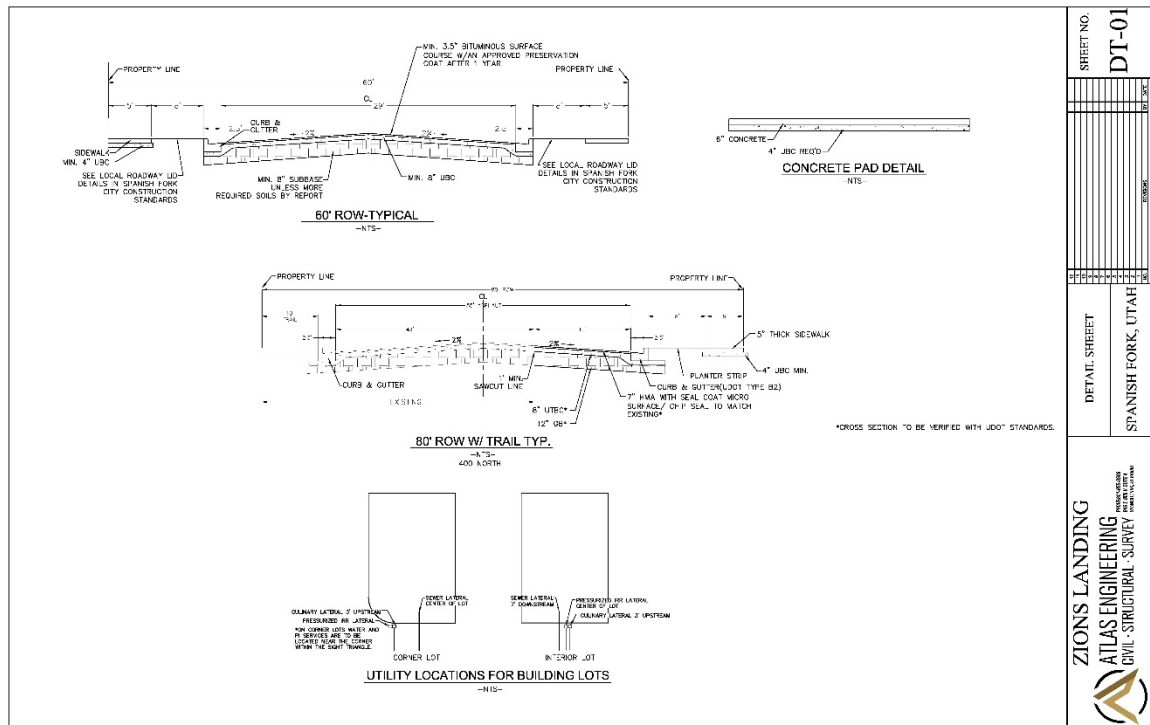
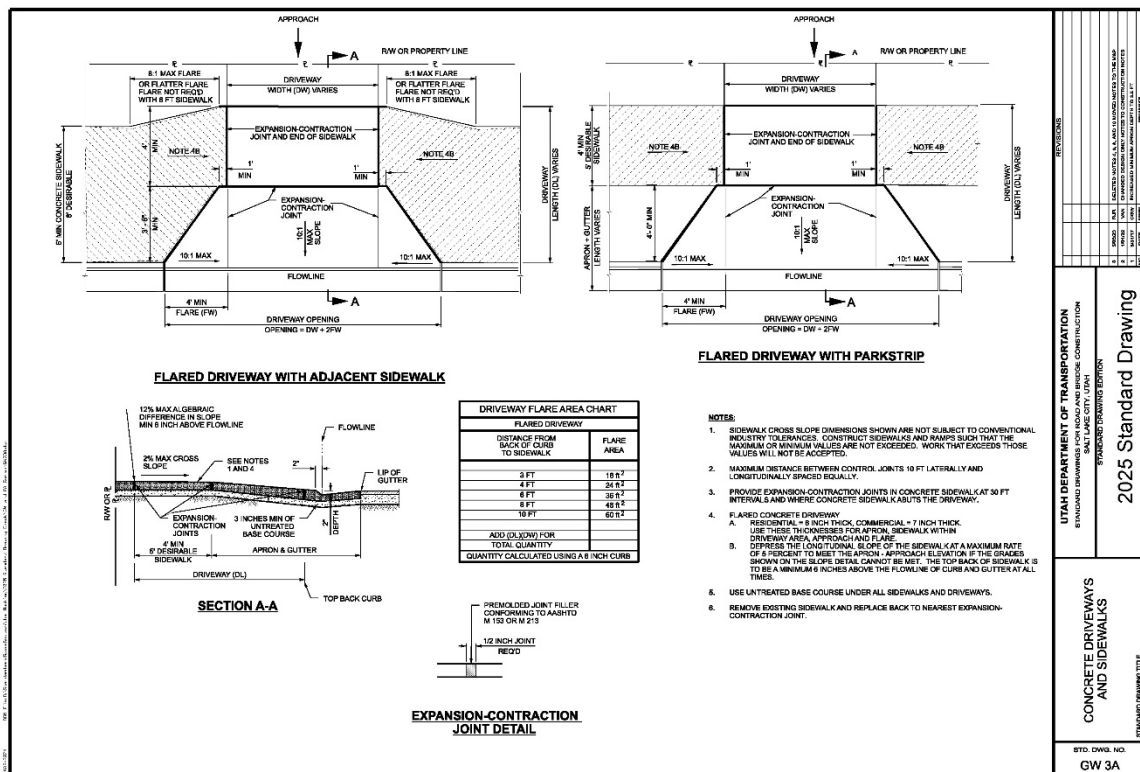
1. Preliminary Plat.

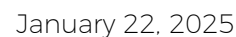
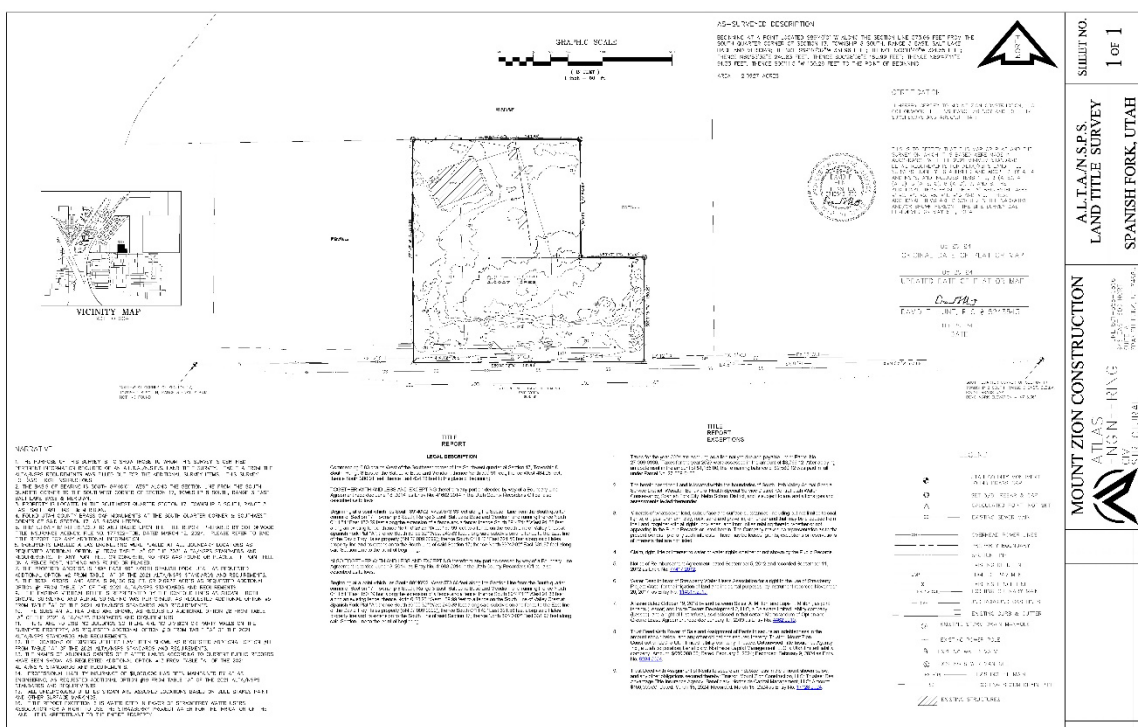














Canyon Court Urban
Zone Change
400 North Spanish Fork Parkway
14.88 acres
Proposed Zone C-2 General Commercial
General Plan Designation
Commercial



PROPOSAL

The Applicant has requested that a Zone Change from C-2 and R-3 to C-2 General Commercial be approved in order to develop the property commercially. The Applicant has also submitted for subdivision preliminary plat approval of seven commercial lots.

Some of the key issues to consider are: access and improvements.

RECOMMENDATION

That the proposed Canyon Court Urban Zone Change be recommended for approval based on the following finding(s) and subject to the following condition(s):

Finding(s)

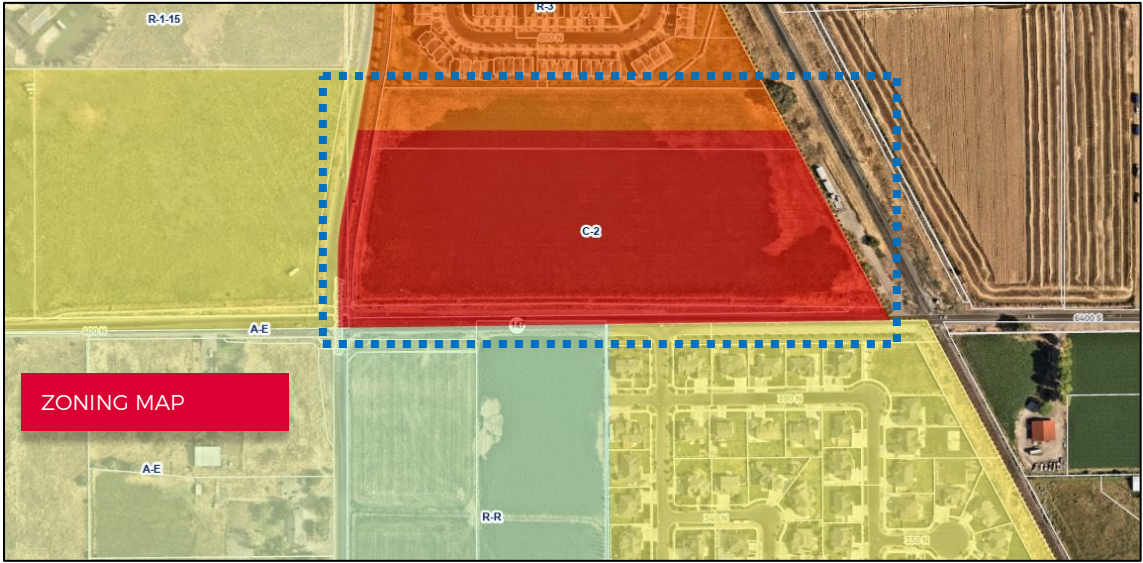
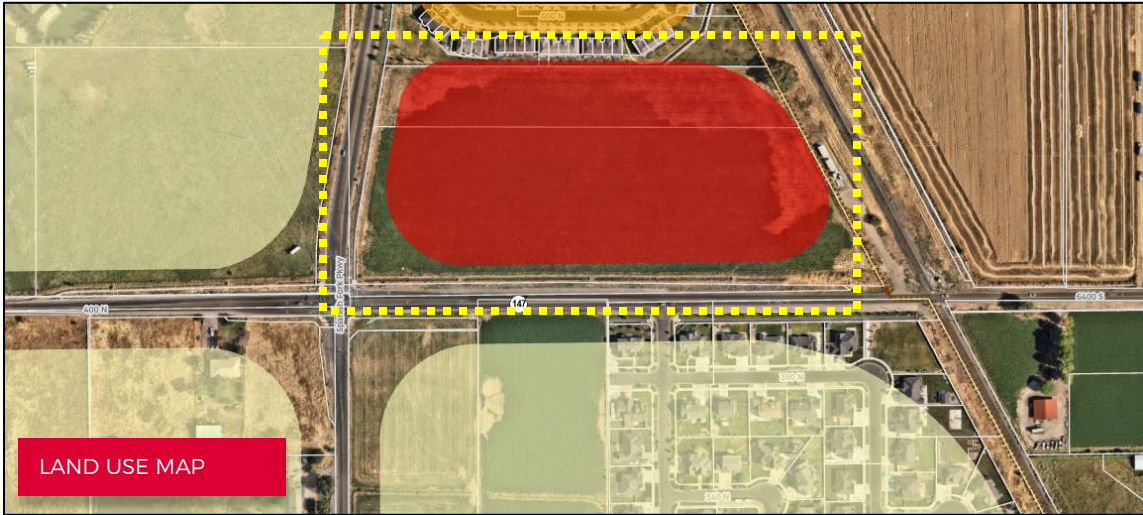
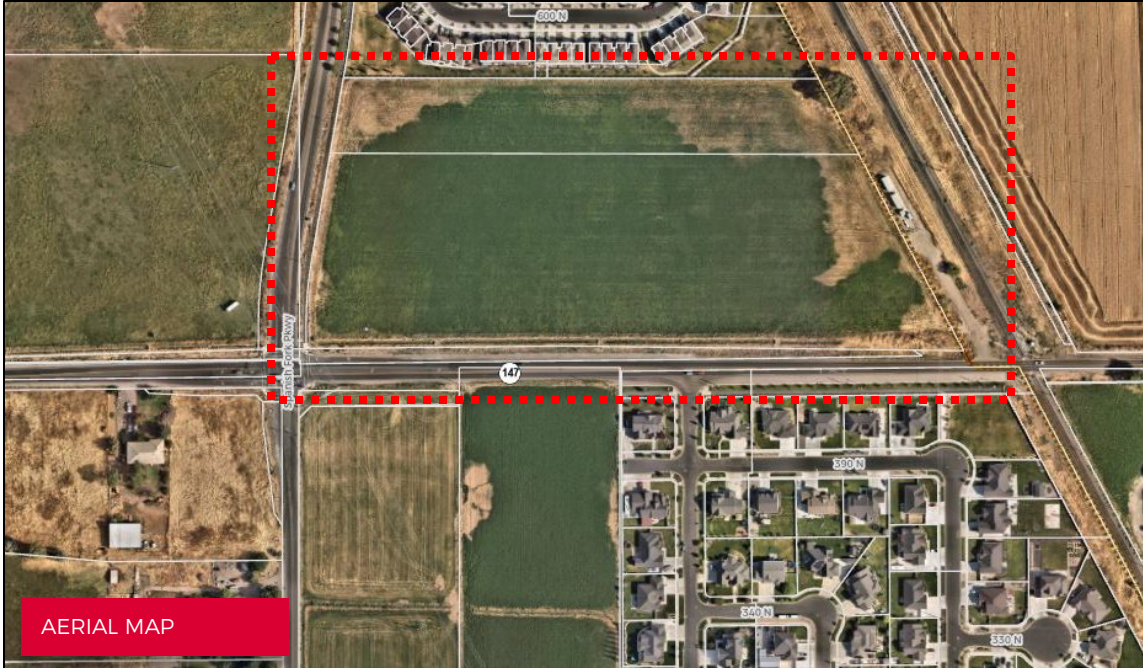
1. That the proposal conforms to the City's General Plan Designation of Commercial.
2. That the proposal provides for a new commercial center at a major intersection.
3. That the proposed commercial center is adequately sized to minimize the impact on the residential character of the area.

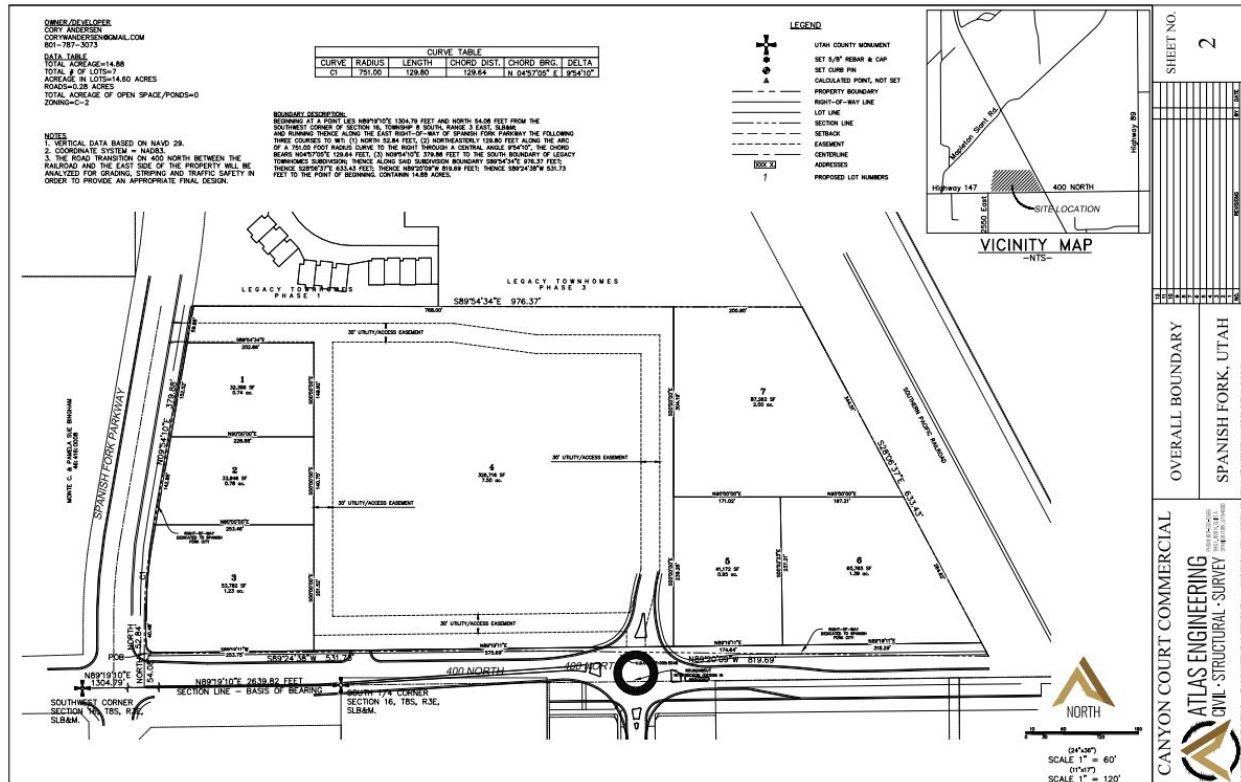
Condition(s)

1. That the Applicant meets the City's development and construction standards, zoning requirements and other applicable City ordinances.
2. That the Applicant addresses any staff review comments.

EXHIBITS

1. Proposed plat.







Canyon Court Urban
Preliminary Plat
400 North Spanish Fork Parkway
14.88 acres
C-2 General Commercial
General Plan Designation
Commercial



PROPOSAL

The Applicant has requested that a Preliminary Plat be approved in order to develop the property into seven commercial lots.

Some of the key issues to consider are: access and improvements.

RECOMMENDATION

That the proposed Canyon Court Urban Preliminary Plat be recommended for approval based on the following finding(s) and subject to the following condition(s):

Finding(s)

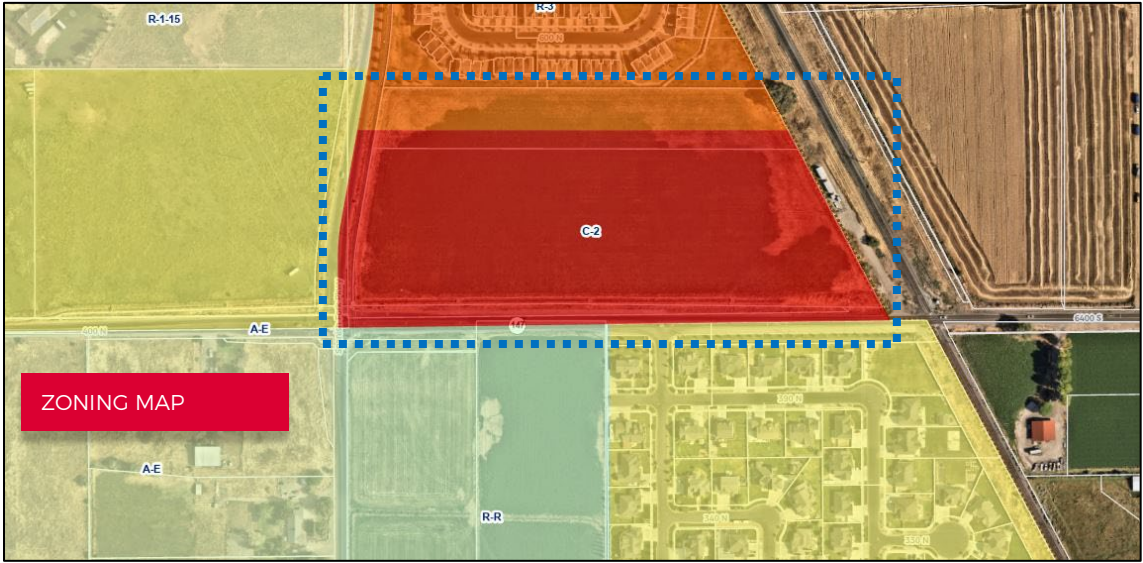
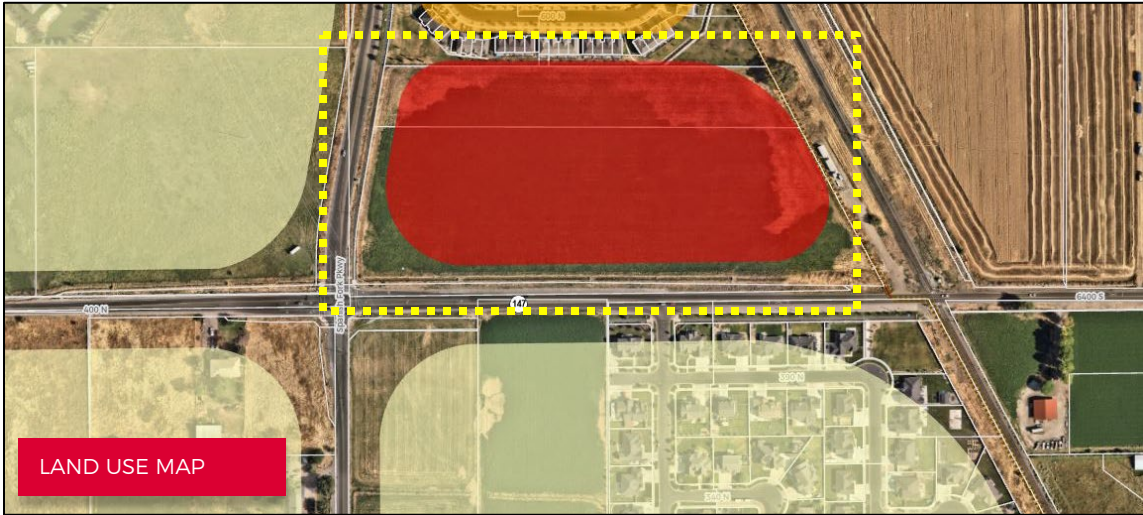
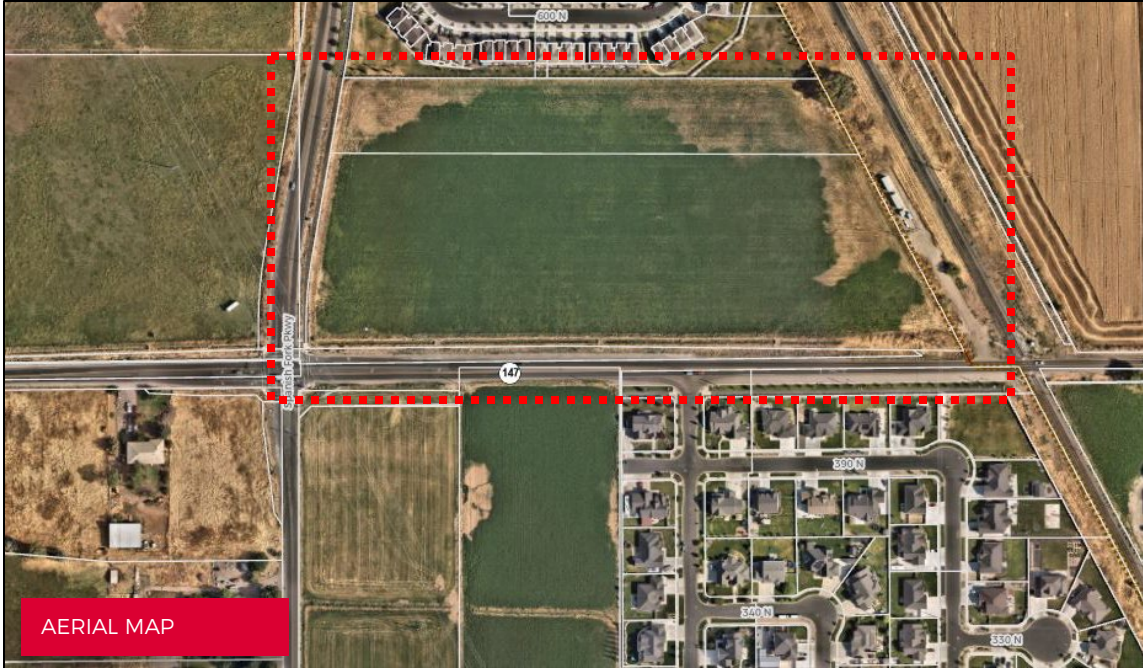
1. That the proposal conforms to the City's General Plan Designation of Commercial.

Condition(s)

1. That the Applicant meets the City's development and construction standards, zoning requirements and other applicable City ordinances.
2. That the Applicant addresses any staff review comments.
3. That the City Council approves the associated Zone Change.

EXHIBITS

1. Preliminary Plat.



A COMMERCIAL SUBDIVISION
SPANISH FORK, UTAH
PRELIMINARY PLAN SET
JANUARY 2025

-SHEET INDEX-

SHEET	SHEET NAME
1	COVER
2	OVERALL BOUNDARY
3	OVERALL SITE PLAN
4	EXISTING TOPOGRAPHY
5	DRAINAGE PLAN
6	STRIPING PLAN
DT-01	DETAIL SHEET
ROS	RECORD OF SURVEY

DATA_TABLE

DATA TABLE
TOTAL ACREAGE=14.08
TOTAL # OF LGTS=7
ACREAGE IN LGTS=14.60
ACREAGE IN ROADS=0.28 ACRES
TOTAL ACREAGE OF OPTN SPACE/PONDS=

GENERAL NOTES:

GENERAL NOTES:

1. CONTRACTOR TO VERIFY HORIZONTAL AND VERTICAL LOCATIONS OF ALL EXISTING UTILITIES AND TO COMPLY WITH ALL CONSTRUCTION AND SAFETY AND ALL DISCREPANCIES TO BE BROUGHT TO THE ENGINEER'S ATTENTION PRIOR TO COMMENCEMENT OF CONSTRUCTION.
2. ART AND ALL DISCREPANCIES IN THESE PLANS ARE TO BE BROUGHT TO THE ENGINEER'S ATTENTION PRIOR TO COMMENCEMENT OF CONSTRUCTION.
3. BEFORE PROCEEDING WITH THE WORK, THE CONTRACTOR SHALL CAREFULLY CHECK AND VERIFY ALL CONDITIONS, QUANTITIES, DIMENSIONS, AND GRADE ELEVATIONS, AND SHALL PLAN ALL REQUIRED MATERIALS.
4. ALL DRINKING WATER AND PRESSURIZED IRRIGATION LINES UP TO AND INCLUDING THE "WATER TREATMENT PLANT" SHALL BE PROTECTED BY AN ADEQUATE AND PROPERLY MAINTAINED SLOPE DRAINAGE SYSTEM. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES.
5. ALL CONSTRUCTION WILL CONFORM TO SPANISH FORK CITY CONSTRUCTION STANDARDS.

CONTRACTOR NOTE:

(CONTRACTOR NOTE:

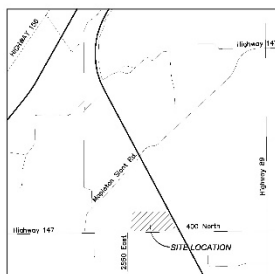
THE SIZE, ELEVATION, & LOCATIONS OF EXISTING IMPROVEMENTS AND UTILITIES SHOWN HEREON ARE ASSUMED AND APPROXIMATELY SHOWN BASED UPON THE FIELD DATA FROM THE SURVEY. ALL SIZES, LOCATIONS & ELEVATIONS ARE TO BE VERIFIED. WORK ARE DIFFERENCES OR DISCREPANCIES, ATLAS ENGINEERING, LLC NEEDS TO BE NOTED BY ALL CONTRACTORS. ANY CHANGES TO THE PLANS OR LOCATIONS OF EXISTING IMPROVEMENTS, CONDUITS, OR INSTALLATION OF IMPROVEMENTS THAT ARE NOT IN ACCORDANCE WITH THESE PLANS, ANY AND ALL CHANGES OR VARIATIONS IN THE REMOVAL, CONSTRUCTION OR INSTALLATION OF THE IMPROVEMENTS MADE WITHOUT THE APPROVAL OF THE DESIGNER WILL RESULT IN SOLE LIABILITY TO THE CONTRACTOR. IN ADDITION, ATLAS ENGINEERING, LLC ASSUMES NO RESPONSIBILITY FOR ANY AND ALL EXISTING UTILITIES NOT SHOWN ON THIS PLAN AND ASSUMES NO

ENGINEER/DESIGNER CONTACT INFO:

ENGINEER/SURVEYOR.COM
ATLAS ENGINEERING LLC
(871) 653 0266
946 E. 800 N. SUITE A
GRANITE CITY, UT 84040

OWNED DEVELOPER

OWNER/DEVELOPER
CORY ANDERSEN
CORYWANDERSEN@GMAIL.COM
801-787-3073



VICINITY MAP
-NIS-

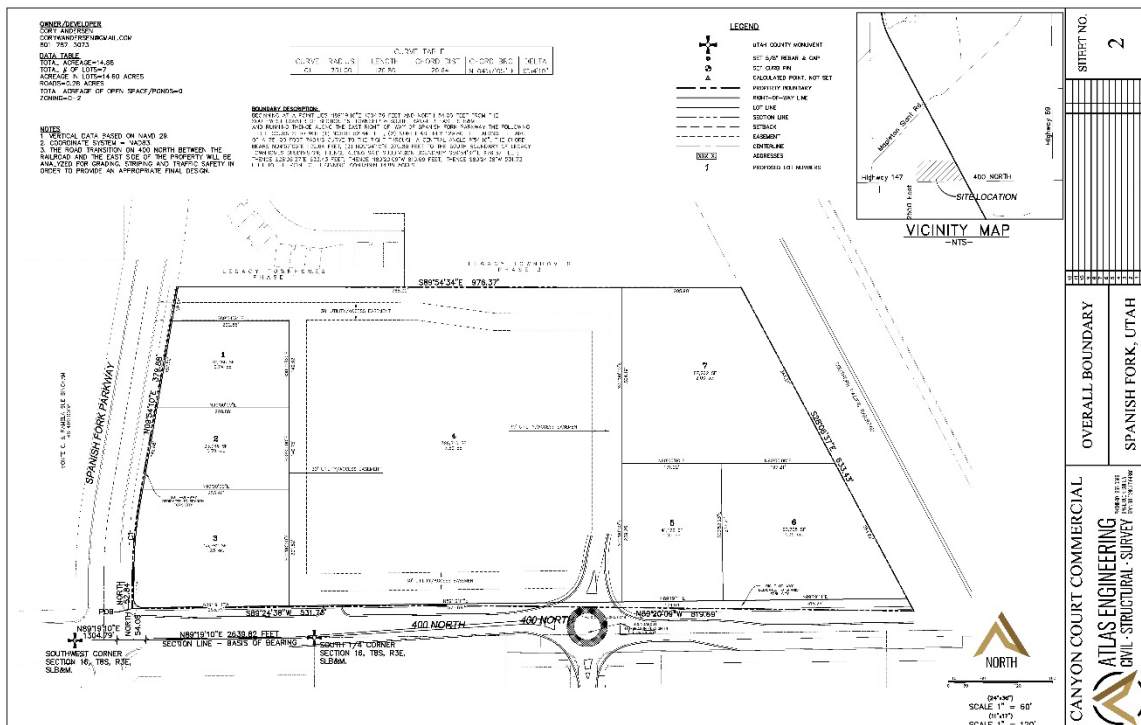
LEGEND

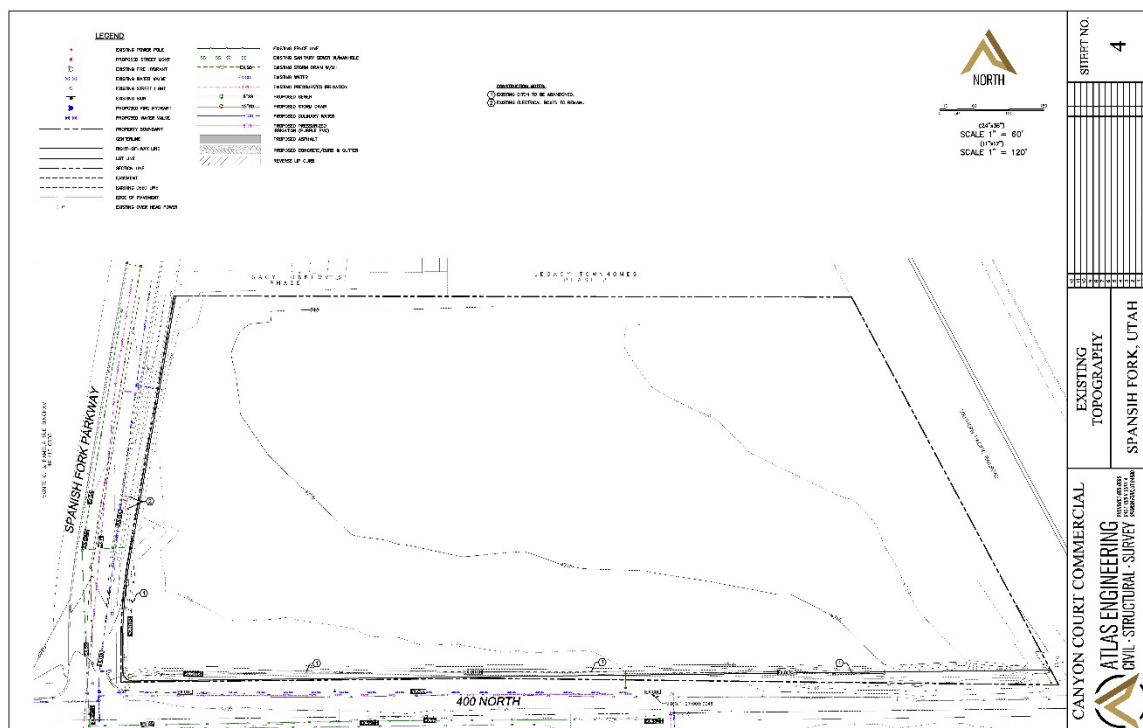
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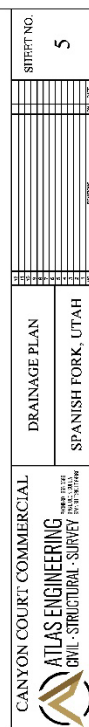
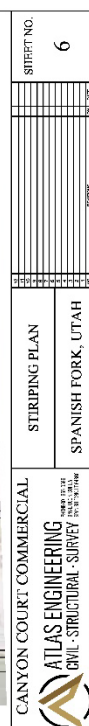
CANYON COURT COMMERCIAL

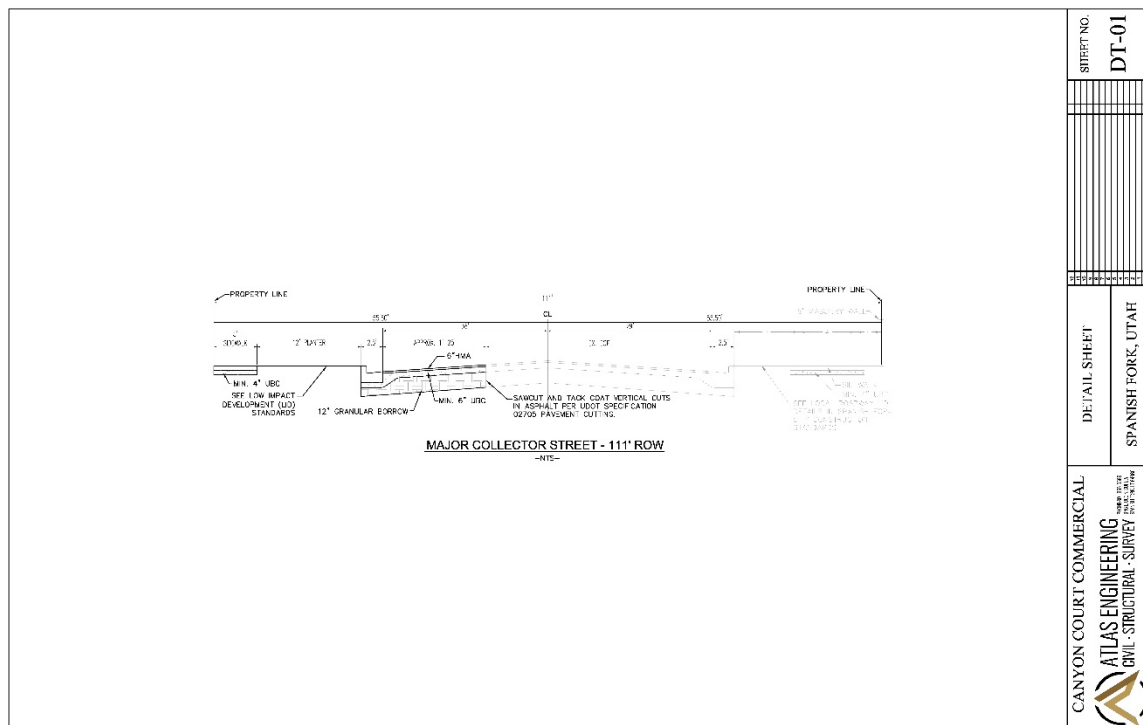
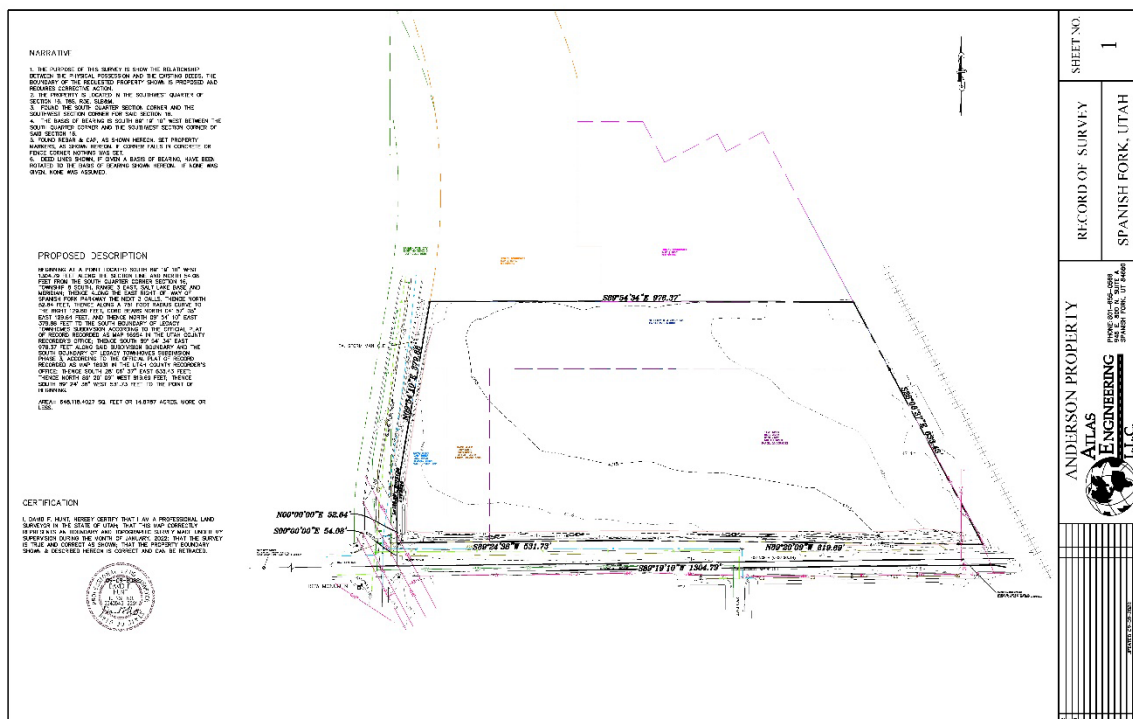


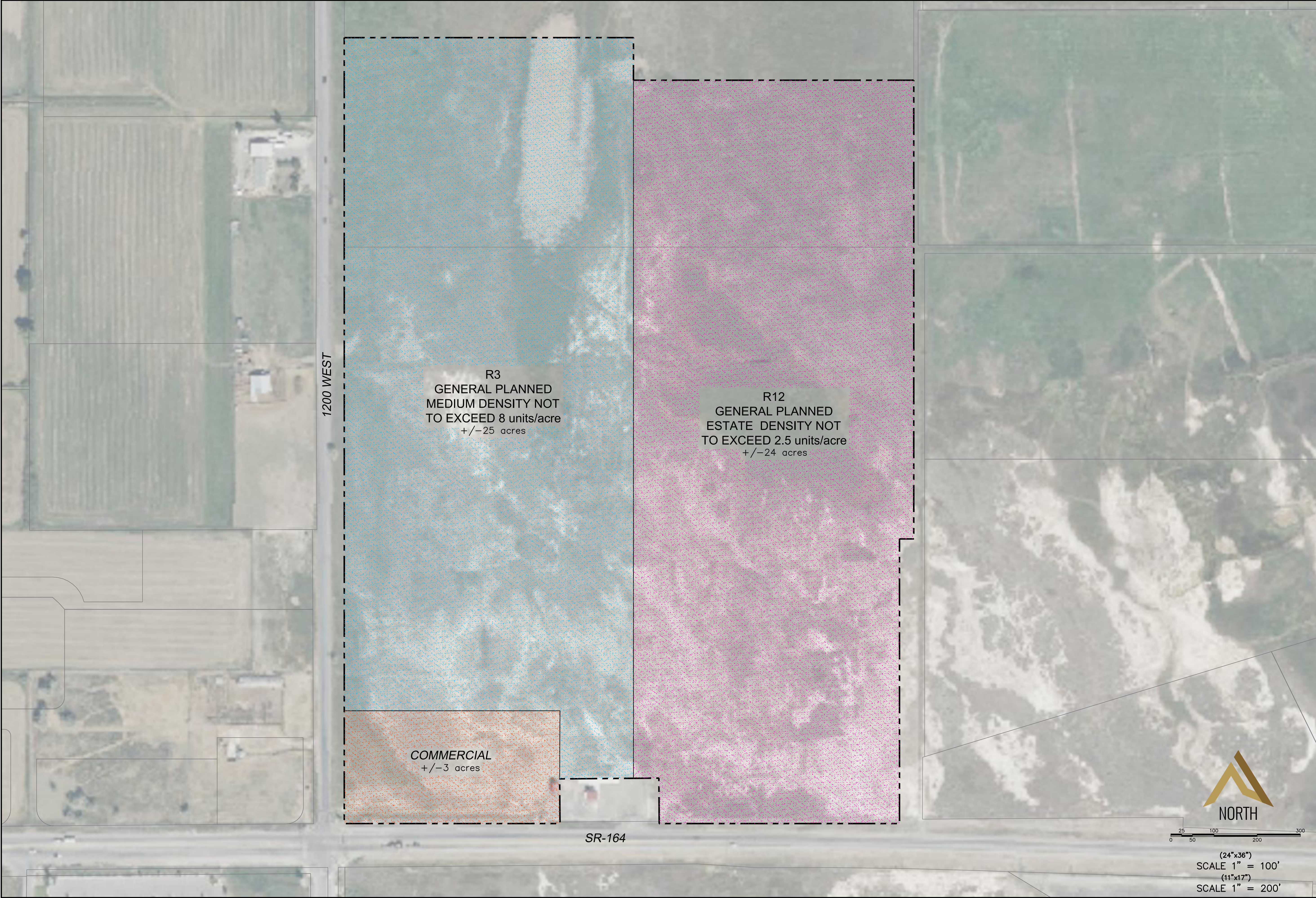
ATLAS ENGINEERING
CIVIL · STRUCTURAL · SURVEY











SEVEN BAR PROPERTY

ATLAS ENGINEERING

CIVIL · STRUCTURAL · SURVEY

PHONE: 801-655-6566

946 E. 800 N. SUITE A

SPANISH FORK, UT 84660

GENERAL PLAN

SPANISH FORK, UTAH

12

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1

NO.

REVISIONS

BY

DATE

SHEET NO.

1

C:\USERS\JARED\ATLAS ENGINEERING\COMMUNICATION SITE - DOCUMENTS\1.0 OPERATIONS\1.1 - CIVIL\2024\24-073 DCC LARSEN SPANISH FORK\CADD\CONCEPT\GENERAL PLAN EXHIBIT2.DWG