Wednesday, March 19, 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. March 5, 2025.

2. Re-Final Plat

A. WILLOW ESTATES (FORMERLY JOHNSON SUBDIVISION) PLAT B. This proposal involves the reapproval of a Final Plat for a Master Planned Development of 32 residential lots located at 1100 South 3440 East.

3. Final Plat

A. CANYON COURT COMMERCIAL. This proposal involves the approval of a Final Plat for 7 commercial lots located at 400 North Spanish Fork Parkway.

4. Concept Review

A. ATWOOD ACRES.

B. OLSEN PROPERTY CONCEPT.

5. Discussion

A. MAMMOTH MACHINERY.

B. APPROACH TO ENVIROMENTAL CONCERNS.

C. RESIDENTIAL ROADWAY CROSS SECTION.

6. Adjourn

Draft Minutes
Spanish Fork City Development Review Committee
80 South Main Street
Spanish Fork, Utah
March 5, 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; **Kasey Woodard**, Community Development Secretary; **Ian Bunker**, Associate Planner; **Vaughn Pickell**, City Attorney; **Joshua Nielsen**, Assistant City Attorney; **John Little**, Chief Building Official; **Byron Haslam**, Assistant City Engineer; **Josh Wagstaff,** Assistant City Engineer; **Marcie Clark**, Engineering Department Secretary; **Jered Johnson**, Engineering Division Manager; **Bart Morrill**, Parks Maintenance Supervisor; **Jason Turner,** Fire Marshall.

Citizens Present: Craig Jacobson, Spencer Young, Matt Thorp, Jill Thorp, Richard Hatfield, David Hunt, Gary Miner, Jared West, Juan Perez, Brian Gabler, Doug Nielson.

Cory Pierce called the meeting to order at 10:05 a.m.

MINUTES

February 26, 2025

Dave Anderson **moved** to approve the minutes of February 26, 2025.

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

RE-FINAL PLAT

CANYON VIEW MEADOWS PLAT D

Brandon Snyder stated this is a reapproval for a previously approved Final Plat that is expiring. He stated that this is the final phase of the development and he stated that there are no changes from what was previously approved.

Byron Haslam spoke briefly about irrigation lines and asked the applicant if they have been in contact with the irrigation company regarding the approval.

Craig Jacobson provided a brief background for his company taking ownership of this development. He stated that originally this project was under contract with Richmond American, which he stated they closed on all the lots except for Plat D. He stated that ultimately there was a disagreement with the deal between Richmond American company and East Bench Canal, and Richmond ultimately decided to back out of completing the project. He agrees that there needs to be an agreement in place between the developer and the irrigation company, but stated that his company is not planning to be the developer on the project. He stated they are in the process of working with Arive Homes on this project. He does not want to be the entity responsible for the lot improvements.

Cory Pierce felt that this is a reasonable request.

Vaughn Pickell **moved** to re-approve the proposed Canyon View Meadows Plat D Final Plat based on the following finding and subject to the following conditions:

Finding:

1. That the application conforms to the City's General Plan Designation and Zoning Map.

Conditions:

1. That the applicant meets the City's Zoning requirements and Construction Standards.
2. That the applicant addresses the redline comments.
3. The required encroachments or license agreements from the irrigation company and the railroad be signed prior to the recording of the subdivision plat.

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

MINOR PLAT AMENDMENT

LEGACY ESTATES PLAT B AMENDMENT

David Mann provided a brief description of the proposed lot line amendment and stated the modification meets the zoning requirements.

Seth Perrins asked if there is a reason for this modification as the adjustment is so minor in nature and it was stated that it is likely fencing related.

Richard Hatfield stated this is an adjustment to meet setbacks.

Vaughn Pickell stated that this is common as it cleans up lot lines.

Dave Anderson **moved** to approve the proposed Legacy Estates Plat B Minor Plat Amendment based on the following finding and subject to the following conditions:

Finding:

1. That the proposal conforms to the City's future General Plan Designation and current Zone.

Conditions:

1. That the Applicant meets the City's development and construction standards and other applicable City ordinances.
2. That all remaining redlines are addressed by the Applicant.

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

ANNEXATION ACCEPTANCE

JOHNSON - YOUD ANNEXATION

Ian Bunker provided a brief description of the included parcels that are being proposed for annexation. He stated that this area is located within the City's growth boundary and Annexation Policy boundary. He stated that there was a petition received but stated that the City would still be able to annex the area by resolution as it is less than 50 acres and fewer than 800 people.

Travis Warren stated that he has concerns regarding the annexation boundary not aligning with the property surveys that are being conducted, which creates gaps in the mapping.

There was brief discussion regarding the property line and the future lot line.

Vaughn Pickell feels that this annexation should be by resolution and not by petition.

Seth Perrins posed a few concerns. He discussed the proximity of the future road plans of the area from the railroad. He feels that access to the property may be impacted. He feels there needs to be a traffic diagnostics conducted.

Jered Johnson stated that any street within 250 feet of the railroad would require a diagnostic.

Seth Perrins feels that this needs to be conducted sooner rather than later. He stated that he is not a fan of creating an island, but understands that we cannot force property owners to join the annexation.

Dave Anderson asked what the next step is for annexation by resolution and Vaughn stated that the next step would be the Council adopting it. He then spoke briefly about zoning for the property after annexation. He stated that the City typically will annex the land as agricultural and let the property owner decide if they would like to rezone the property differently in the future.

The property owner stated that their intent is to rezone the property to industrial and it was suggested that this zoning be conducted at the time of annexation.

It was stated that the predominant zoning of the area is I-1 Light Industrial and it was stated that this zoning meets the General Plan.

Dave Anderson **moved** to recommend that the proposed Johnson-Youd Annexation be processed by resolution based on the following findings and with the idea that the properties would be assigned I-1 zoning at the time of annexation:

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 Industrial.

Vaughn Pickell **seconded** and the motion **passed** all in favor.

STREET VACATION

900 EAST

Dave Anderson stated that this is a staff proposed street vacation. He provided a brief history of the area located next to the Crumbl Cookie and Vasa fitness center. He stated that the City had previously tried to vacate 900 East, just north of the entrance that leads in the Vasa parking lot, but stated that at that earlier time there was not a property owner on the west that was ready to accept title for this side of the property. He stated that the City has no reason to hold onto this property at this point and feels that this makes sense now.

There was brief discussion regarding storm drain concerns for the area.

Vaughn Pickell asked if this started as a property owner-initiated vacation or if its City initiated and it was stated that it is city-initiated street vacation but there is correspondence from the property owners that are in favor of it. It was stated that this may change the process slightly and the vacation may require property owner signatures but Dave Anderson feels that it is more City initiated and therefore would not require signatures.

Dave Anderson **moved** to recommend the approval of the proposed 900 East Street Vacation to City Council subject to the City retaining any easements that are needed for access or public utilities.

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

CONCEPT REVIEW

CULVERS DOUBLE DRIVE THRU CONCEPT

Spencer Young approached the podium to present the proposal to add an additional drive thru lane. He stated this design will remove about 10 parking stalls from the overall parking stall count.

Cory Pierce asked if the applicant has conducted any parking studies to see how many stalls are needed for the business.

Brandon Snyder stated that this design puts the business under their required parking stalls. He suggested that the applicant work with the neighboring businesses for a shared parking space to obtain additional parking. He stated that the business needs 1.5 stalls for every 100 square feet of floor area for the business.

Dave Anderson asked if the business already has a cross-access easement with the neighboring lots.

Spencer Young stated that he is unsure if there is an easement as they just purchased the business a couple years ago.

Brandon Snyder stated he will look further into this to provide the business with additional shared parking space.

Cory Pierced asked if the design is proposing to move the ADA parking stalls and it was stated that they are not looking to move these stalls.

The direction that staff provided to the applicant is to reach out and work with Woodbury regarding a shared parking agreement to provide the additional parking that would be needed to move forward with this design.

DISCUSSION

EAST BENCH ANNEXATION POSSIBILITIES

Brandon Snyder stated that there are a few questions from the property owners regarding the commitment to the north/south road, utilities, access, and potential annexation configuration. He then invited the representative of the potential annexation up to speak to staff.

Douglas Neilson approached the podium to speak about the proposed annexation. He provided the names of the other properties that are involved in the proposal, and stated that they are interested in moving forward with annexation into the City with a potential zoning designation for single-family residential. He stated that they have been working with the City's planning department and have been informed that they would be required to provide a road connection between 3400 East and 100 South. He is here today to discuss this requirement and the dedication of the railroad right-of-way.

Several of the involved property owners were present for the discussion. Further discussion ensued regarding the connection between 3400 East into 100 South. Staff members discussed how that road connection could happen, and it was stated that this road connection can be interrupted by way of stop signs and traffic lights, it just must continue straight through and connect. Road types and connections were discussed and it was

stated that the road expectation would be a residential collector road with a 77-foot-wide right-of-way as this is what is in the City's Master Plan.

Douglas Neilson presented concerns with this expectation as it is promoting rapid traffic through the area that is meant to be a nicer residential area. He just feels this invites a lot of unconnected people to travel through the neighborhood.

Cory Pierce stated that this expectation is to service the neighborhood. He stated that outside of Spanish Fork Parkway, there is no other way to move traffic through the area. He feels that this connection will facilitate the future homes of the area with a roadway that can get them out to the appropriate roads.

Dave Anderson does not feel that this will be a high-volume traffic area, he feels that it will be able to handle the slightly higher volume traffic that is found on smaller local streets. Douglas Neilson stated that it would be his preference that this road would not have any driveways that would have cars backing out onto the street. He feels that even with a 25mph limit, the long, straight stretch of road will invite higher speeds and be a potential concern.

Jered Johnson stated that the City would not have a problem with this suggestion.

Dave Anderson suggested that the property owners get together to discuss this feedback and draw up plans to submit for the City to review. He stated that the City staff cannot provide much more feedback when the applicants have not provided anything that shows what they would like to do.

Douglas Nielson asked again if the 77-foot right-of-way is an absolute requirement and it was stated that yes, this is part of the City's Master Plan and would be a requirement.

Josh Wagstaff stated that the City's Master Plan on the website reflects a 90-foot residential collector road right-of-way. He agreed that the 77-foot right-of-way with access makes more sense. It was stated that the City had discussed at one point making this right-of-way larger. Staff stated they will circle back on this but this discussion will reflect the 77-foot right-of-way.

Gary Miner approached the podium with a question regarding the having the road connection flow through the Goodwin subdivision that was recently approved and it was stated that this subdivision has already been platted and this is not an option. He feels that the burden of the road connection between 700 South to 100 South has been shifted to him and it was stated that the burden has been on him all along due to the location of his

property. He asked if the City would be willing to negotiate on the density of the area and it was again stated that the property owners will need to provide the City with some kind of proposal to show what they are wanting to do with their property.

Douglas Nielson thanked the City staff for their time and feedback and stated that they will get a proposal together to submit to the City for review.

It was stated that the railroad property would be required to be dedicated to the City at the time of annexation but there would be a reimbursement. Direction was given to the engineers to look at the City's Master Planned Development and Complete Neighborhood Overlay as development options for the density.

Dave Anderson moved to adjourn the meeting at 11:10 a.m.

Adopted:

Kasey Woodard
Community Development Division
Secretary

DEVELOPMENT REVIEW COMMITTEE

MARCH 19, 2025

Willow Estates Plat B
Final Plat Reapproval
1100 South 3440 East
16 acres
R-1-15 Zone
General Plan Designation
Estate Density Residential



PROPOSAL

This proposal involves the reapproval of a Final Plat for a Master Planned Development of 32 residential lots located at 1100 South 3440 East.

Willow Estates at Spanish Fork Plat A was recorded on February 9, 2024. Without reapproval, current Plat B approvals will expire on April 10, 2025. The preliminary plat was previously reapproved by the City Council on July 11, 2023.

Some of the key issues to consider are: power, the existing cell tower and railroad r-o-w.

STAFF RECOMMENDATION

That the proposed Willow Estates at Spanish Fork Plat B Final Plat be reapproved 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 the submitted plans are consistent with the approved preliminary plat.

Conditions

1. That the Applicant meets the City's development and construction standards and other applicable City ordinances.
2. That all redlines are addressed by the Applicant.

EXHIBITS

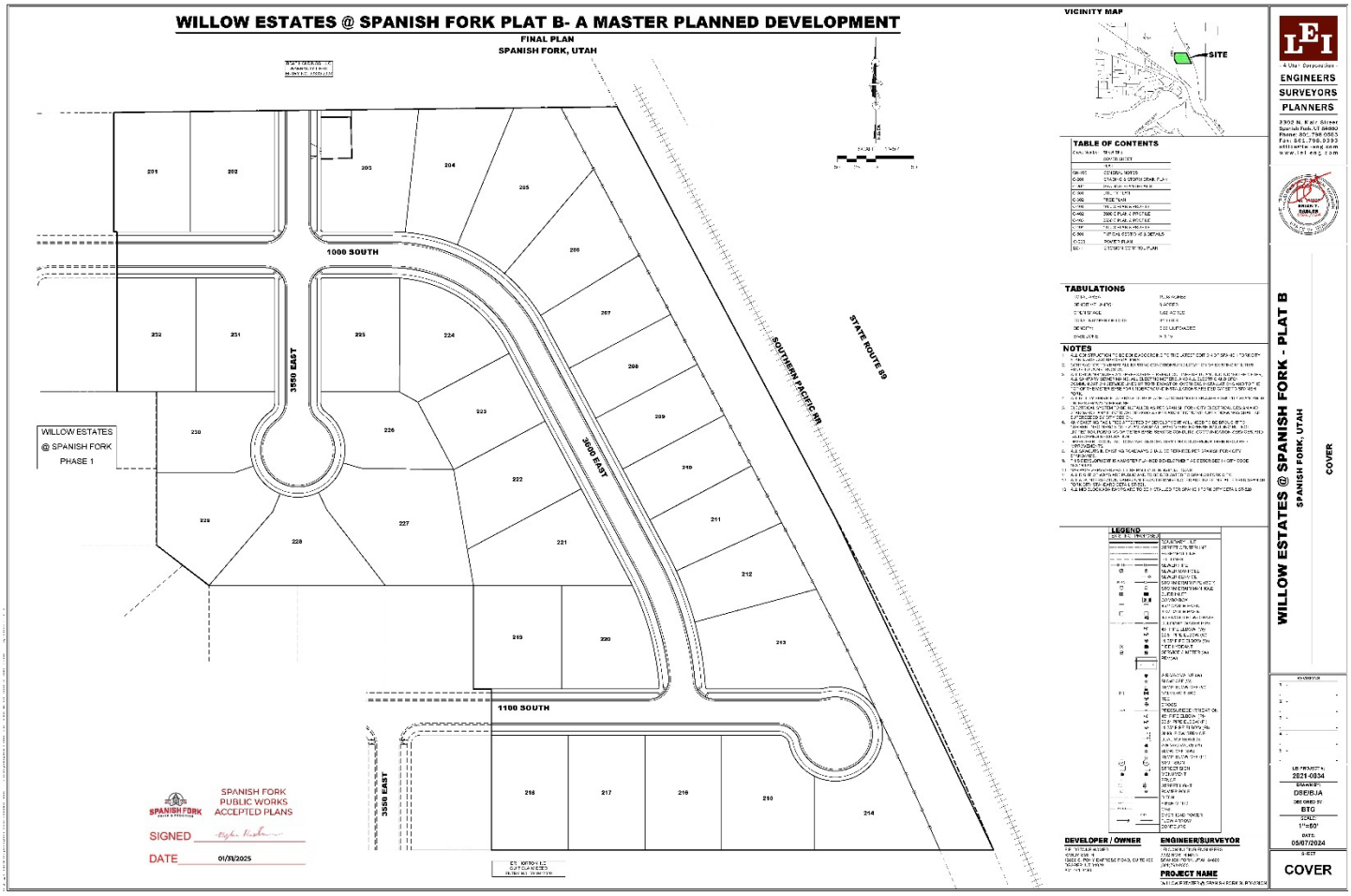
1. Subdivision Plans
2. Street Tree Plan

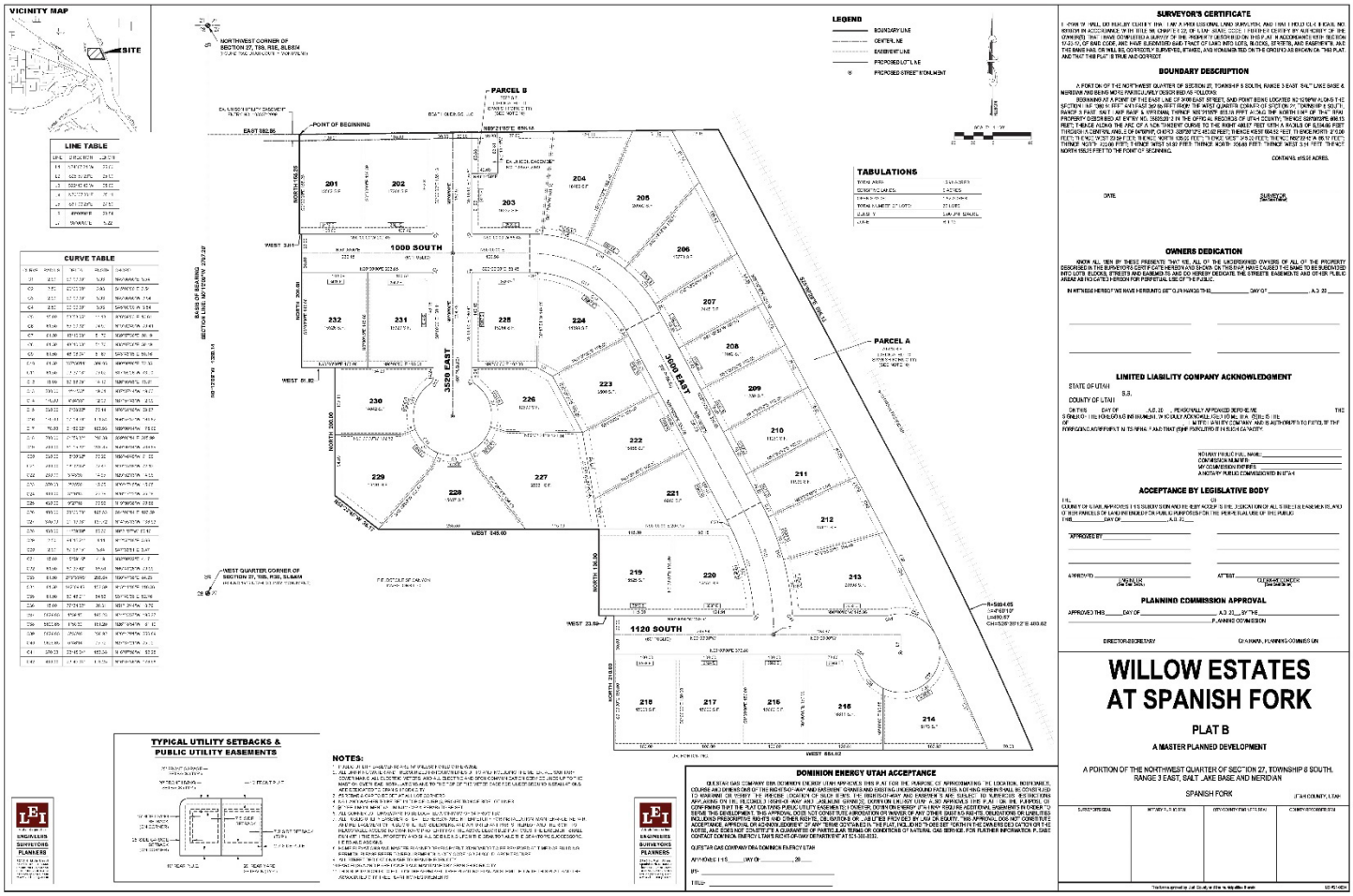

R-R
R-1-15
R-1-15
R-R
R-1-6
R-3
ZONING MAP


LAND USE MAP


AERIAL MAP

EXHIBIT 1


WILLOW ESTATES @ SPANISH FORK PLAT B- A MASTER PLANNED DEVELOPMENT
FINAL PLAN
SPANISH FORK, UTAH
1000 SOUTH
3550 EAST
3600 EAST
1100 SOUTH
SOUTHERN PACIFIC RR
STATE ROUTE 89
WILLOW ESTATES @ SPANISH FORK PHASE 1
SPANISH FORK PUBLIC WORKS ACCEPTED PLANS
SIGNED
DATE 01/31/2025
VICINITY MAP
SITE
TABLE OF CONTENTS
TABULATIONS
NOTES
LEGEND
DEVELOPER / OWNER
ENGINEER/SURVEYOR
PROJECT NAME
ENGINEERS
SURVEYORS
PLANNERS
WILLOW ESTATES @ SPANISH FORK - PLAT B
SPANISH FORK, UTAH
COVER
2021-0034
DBB/BJA
BTG
1"=60'
05/07/2024
COVER


VICINITY MAP
SITE
LINE TABLE
CURVE TABLE
LEGEND
BOUNDARY LINE
CENTERLINE
EASEMENT LINE
PROPOSED LOT LINE
PROPOSED STREET MONUMENT
TABULATIONS
PARCEL B
PARCEL A
POINT OF BEGINNING
EAST 382.86
1000 SOUTH
3520 EAST
3500 EAST
1120 SOUTH
WEST 330.00
WEST 661.82
NORTH 330.00
NORTH 660.00
NORTHWEST CORNER OF SECTION 27, T8S, R2E, SLB&M
WEST QUARTER CORNER OF SECTION 27, T8S, R2E, SLB&M
BASIS OF BEARING
SECTION LINE: N0°17'00"W 2639.28'
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SURVEYOR'S CERTIFICATE
BOUNDARY DESCRIPTION
OWNERS DEDICATION
LIMITED LIABILITY COMPANY ACKNOWLEDGMENT
ACCEPTANCE BY LEGISLATIVE BODY
PLANNING COMMISSION APPROVAL
DOMINION ENERGY UTAH ACCEPTANCE
TYPICAL UTILITY SETBACKS & PUBLIC UTILITY EASEMENTS
NOTES:
WILLOW ESTATES AT SPANISH FORK
PLAT B
A MASTER PLANNED DEVELOPMENT
A PORTION OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN
SPANISH FORK
UTAH COUNTY, UTAH

GENERAL NOTES

GENERAL UTILITY NOTES

ELECTRONIC FILE NOTES

GENERAL CLEARING AND GRADING NOTES

SPANISH FORK PUBLIC WORKS ACCEPTED PLANS

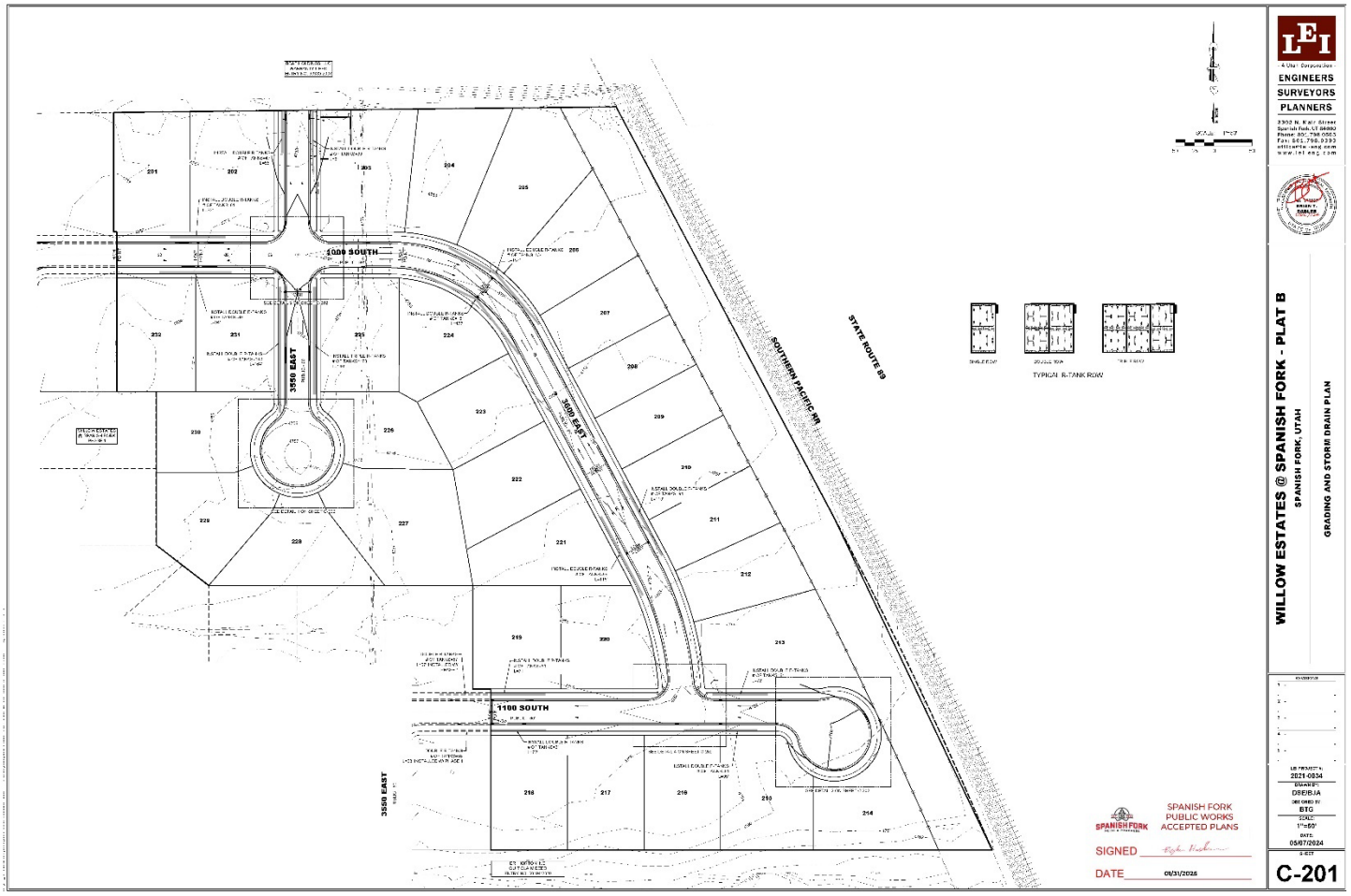
SIGNED

DATE 01/31/2025

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Spanish Fork, UT 84660
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WILLOW ESTATES @ SPANISH FORK - PLAT B
SPANISH FORK, UTAH
GENERAL NOTES

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DESIGNED BY: BTG
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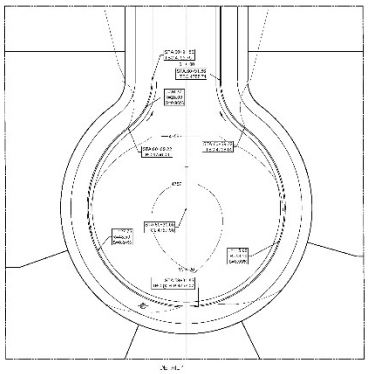


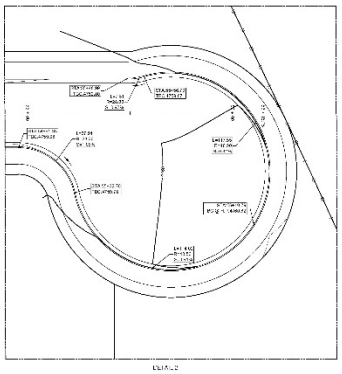
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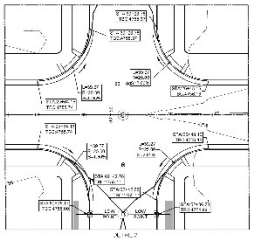
WILLOW ESTATES @ SPANISH FORK - PLAT B
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GRADING AND STORM DRAIN PLAN

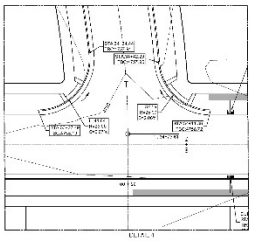
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SHEET

C-201









SPANISH FORK
PUBLIC WORKS
ACCEPTED PLANS

SIGNED _____

DATE 01/31/2025

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utahcentral@lei.engineering
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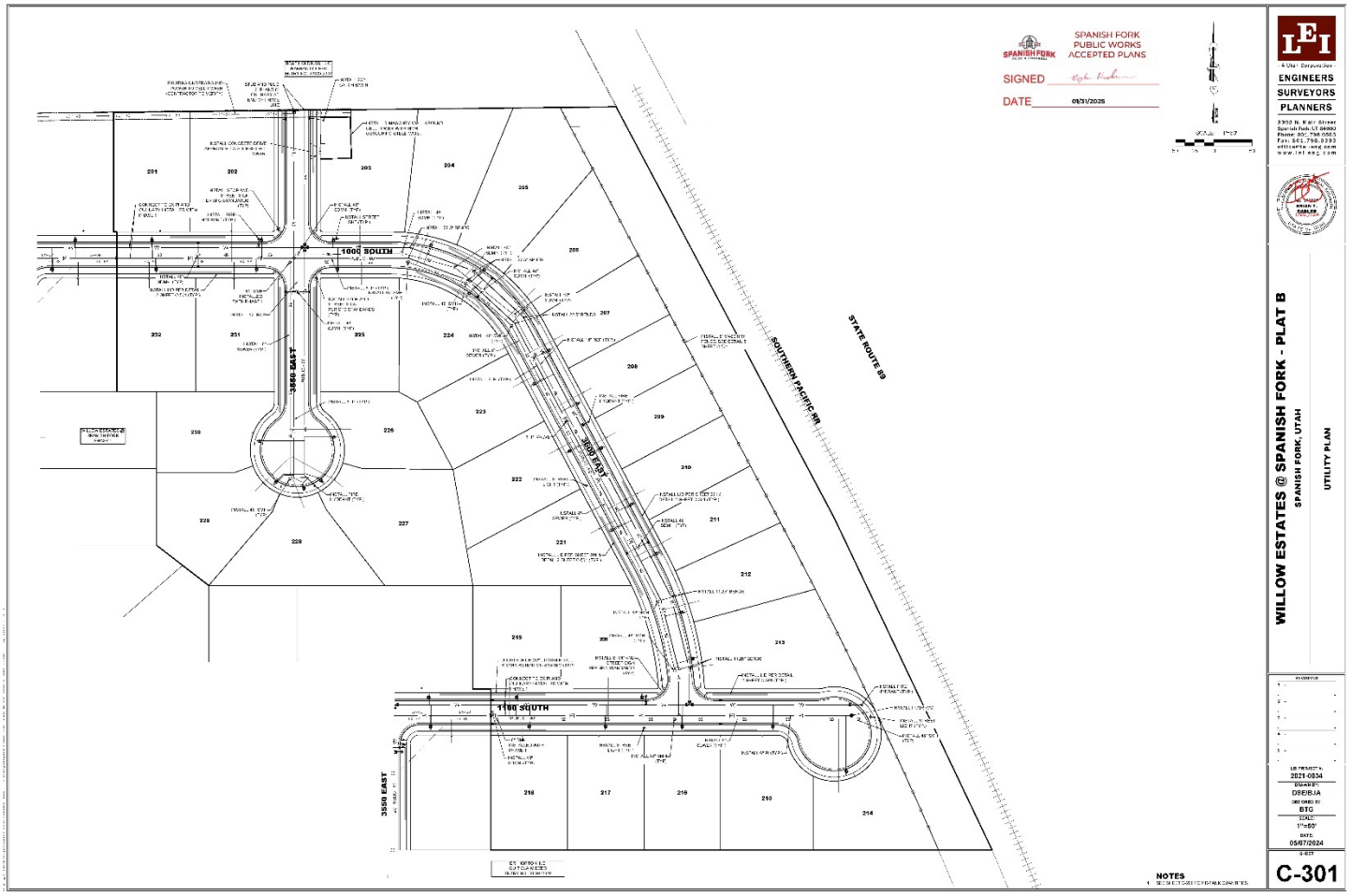
WILLOW ESTATES @ SPANISH FORK - PLAT B

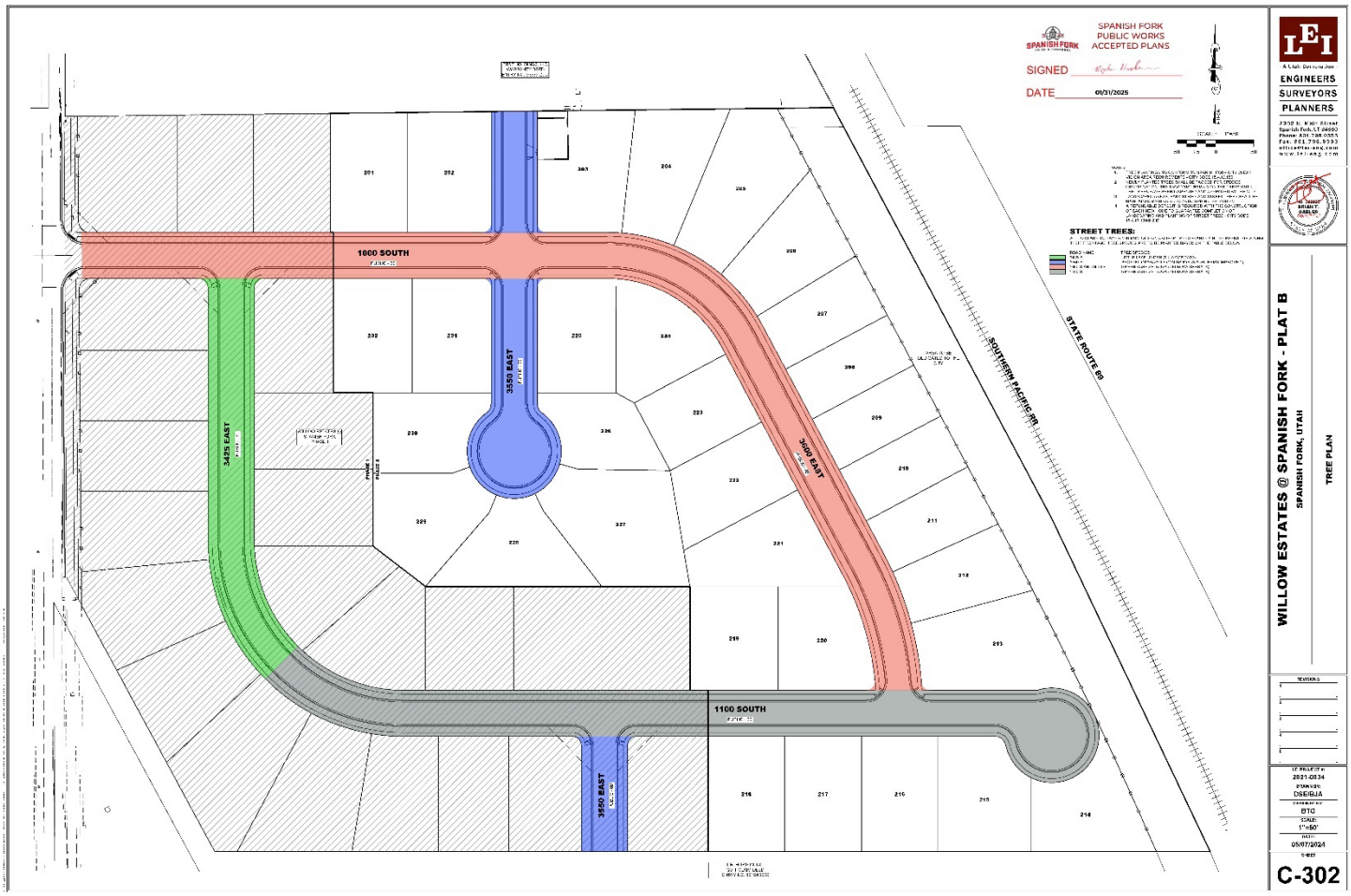
SPANISH FORK, UTAH

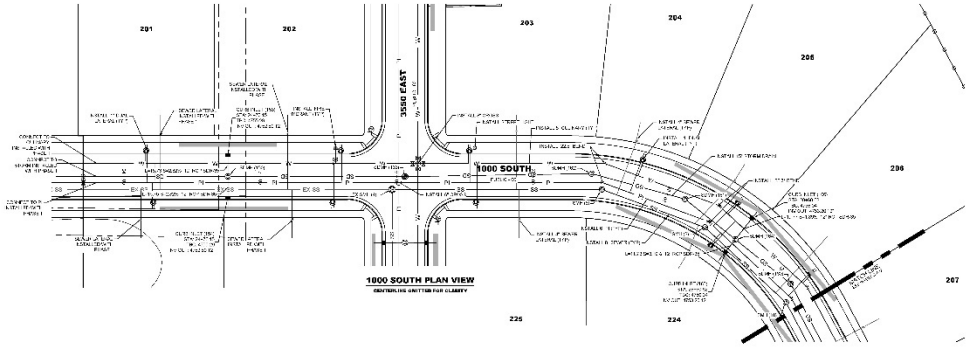
GRADING PLAN DETAILS

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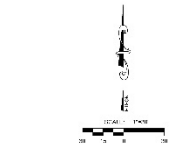

SPANISH FORK
PUBLIC WORKS
ACCEPTED PLANS
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DATE 08/31/2025
1600 SOUTH
3560 EAST
3600 EAST
SOUTHERN PACIFIC RR
STATE ROUTE 89
1100 SOUTH
3550 EAST
NOTES
LEI
ENGINEERS
SURVEYORS
PLANNERS
WILLOW ESTATES @ SPANISH FORK - PLAT B
SPANISH FORK, UTAH
UTILITY PLAN
2021-0034
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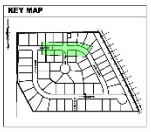

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3500 EAST
1100 SOUTH
3550 EAST
SOUTHERN PACIFIC RR
STATE ROUTE 89
LEI
ENGINEERS
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PLANNERS
WILLOW ESTATES @ SPANISH FORK - PLAT B
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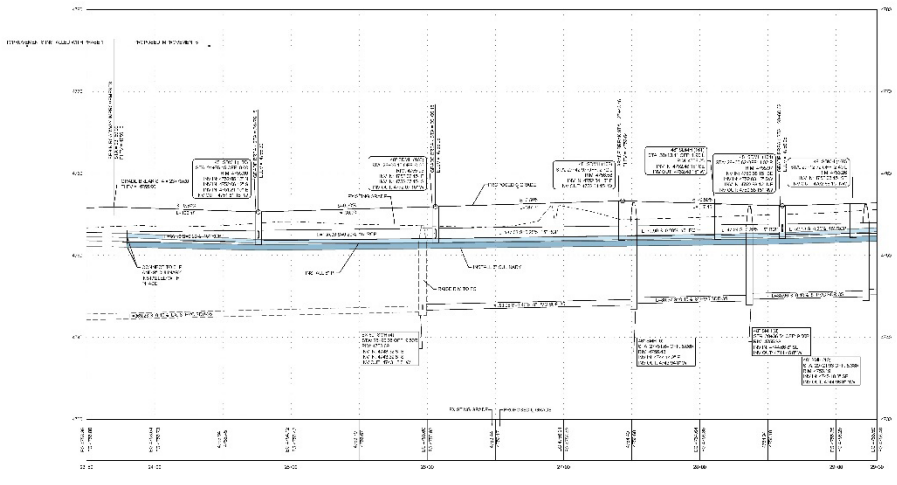


1000 SOUTH PLAN VIEW

CENTERLINE SHIFTED FOR CLARITY







1000 SOUTH PROFILE VIEW

SPANISH FORK
PUBLIC WORKS
ACCEPTED PLANS

SIGNED

DATE 01/31/2025

NOTES

1.

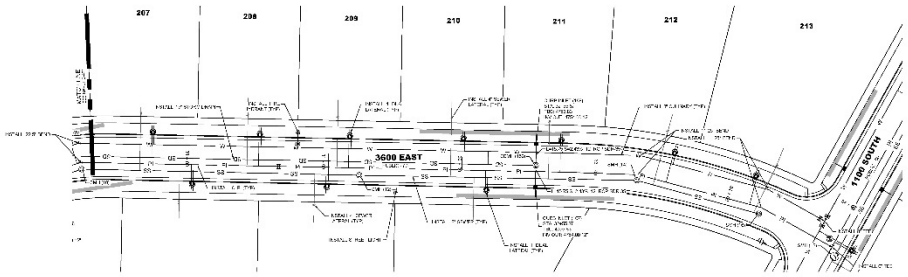
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WILLOW ESTATES @ SPANISH FORK - PLAT B
SPANISH FORK, UTAH
1000 SOUTH PLAN AND PROFILE

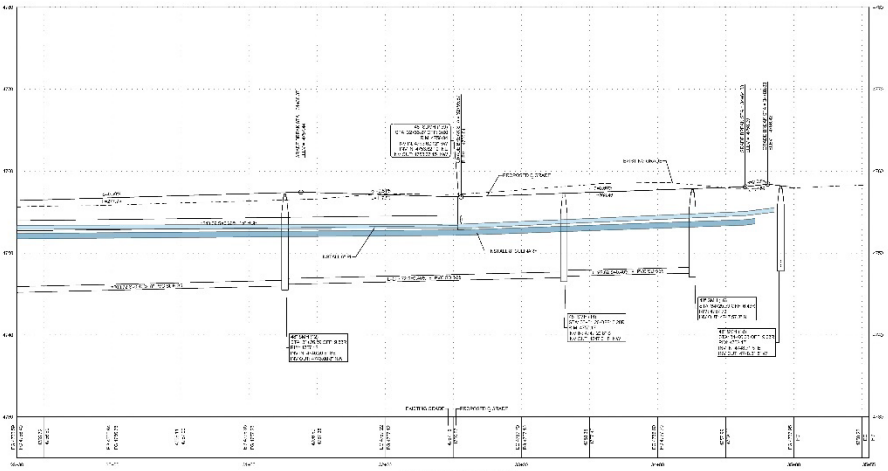
REVISIONS

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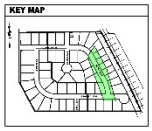
3600 EAST PLAN VIEW

CENTERLINE OMITTED FOR CLARITY



3600 EAST PROFILE VIEW





SPANISH FORK PUBLIC WORKS ACCEPTED PLANS

SIGNED

DATE 01/31/2025

NOTES

1.

2.

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WILLOW ESTATES @ SPANISH FORK - PLAT B

SPANISH FORK, UTAH

1600 SOUTH PLAN AND PROFILE

REVISIONS

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LEI PROJECT #: 2021-0034

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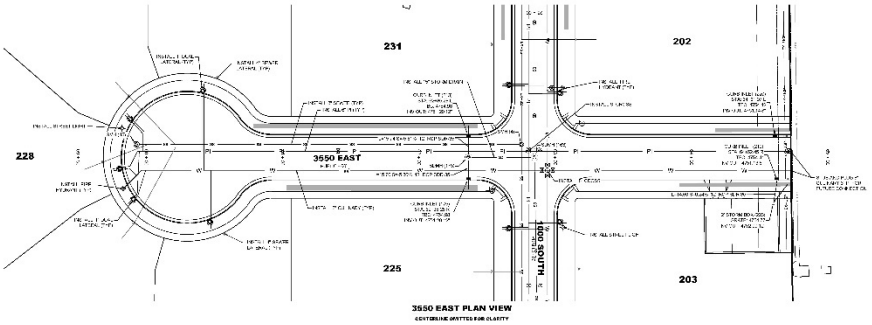
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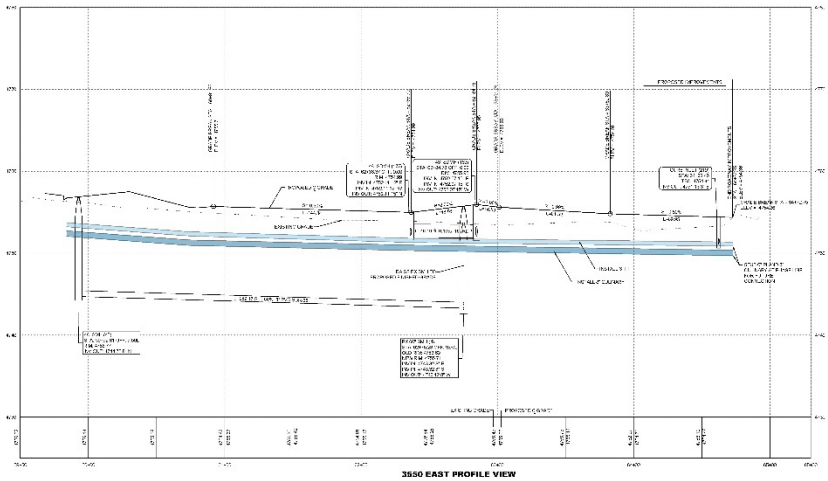
DATE: 05/07/2024

SHEET

C-402



3550 EAST PLAN VIEW



3550 EAST PROFILE VIEW



SPANISH FORK PUBLIC WORKS ACCEPTED PLANS

SIGNED

DATE 01/31/2025

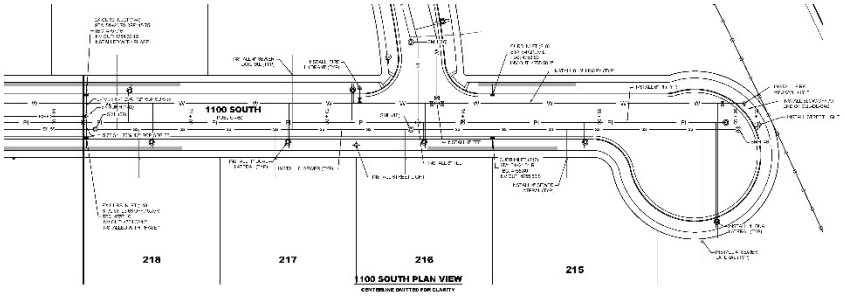
NOTES

LEI
A Utah Corporation
ENGINEERS
SURVEYORS
PLANNERS

WILLOW ESTATES @ SPANISH FORK - PLAT B
SPANISH FORK, UTAH
3550 EAST PLAN AND PROFILE

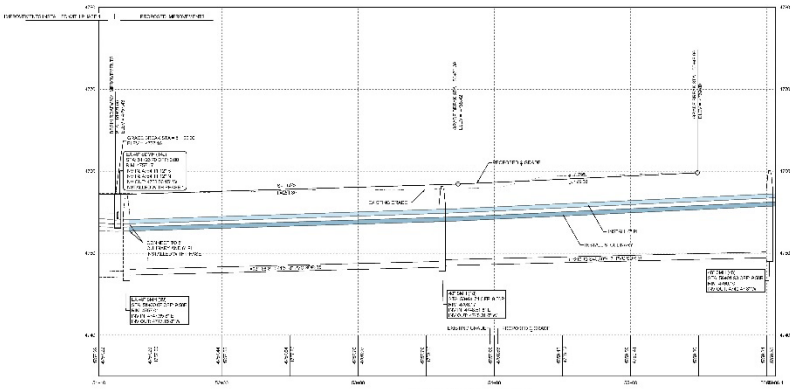
REVISIONS

LEI PROJECT #: 2021-0034
DRAWN: DS/EBJA
CHECKED BY: BTQ
SCALE: 1"=20'
DATE: 05/07/2024
SHEET: C-403

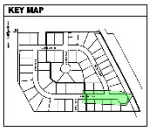


1100 SOUTH PLAN VIEW

CENTERLINE SKITTED FOR CLARITY



1100 SOUTH PROFILE VIEW



SPANISH FORK PUBLIC WORKS ACCEPTED PLANS

SIGNED

DATE 01/31/2025

NOTES

LEI ENGINEERS SURVEYORS PLANNERS

WILLOW ESTATES @ SPANISH FORK - PLAT B

SPANISH FORK, UTAH

1100 SOUTH PLAN AND PROFILE

REVISIONS

LEI PROJECT #: 2021-0034

DRAWN BY: DS/EBJA

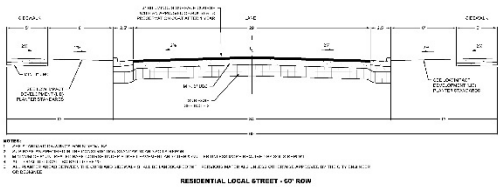
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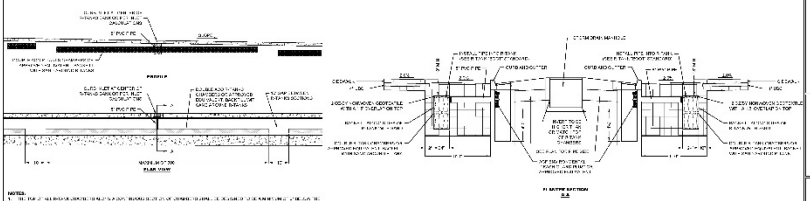
DATE: 05/07/2024

SHEET

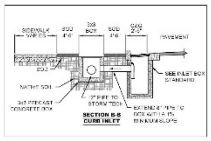
C-404



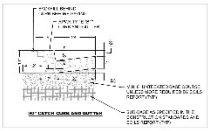
1 60' CROSS SECTION (ALL ROADS)



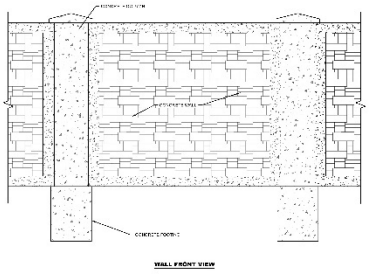
2 RESIDENTIAL LID COLLECTOR



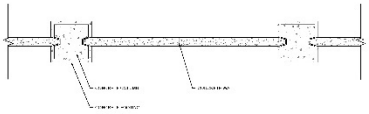
3 ARTERIAL/STREET GRASS SWALE INLET DETAIL



4 30" CURB & GUTTER



WALL FRONT VIEW



WALL PLAN VIEW

5 6' MASONRY WALL DETAIL

SPANISH FORK PUBLIC WORKS ACCEPTED PLANS

SIGNED

DATE 01/31/2025

LEI ENGINEERS SURVEYORS PLANNERS

WILLOW ESTATES @ SPANISH FORK - PLAT B

SPANISH FORK, UTAH

DETAILS

REVISIONS

LEI PROJECT #: 2021-0034

DRAWN: DS/EBJA

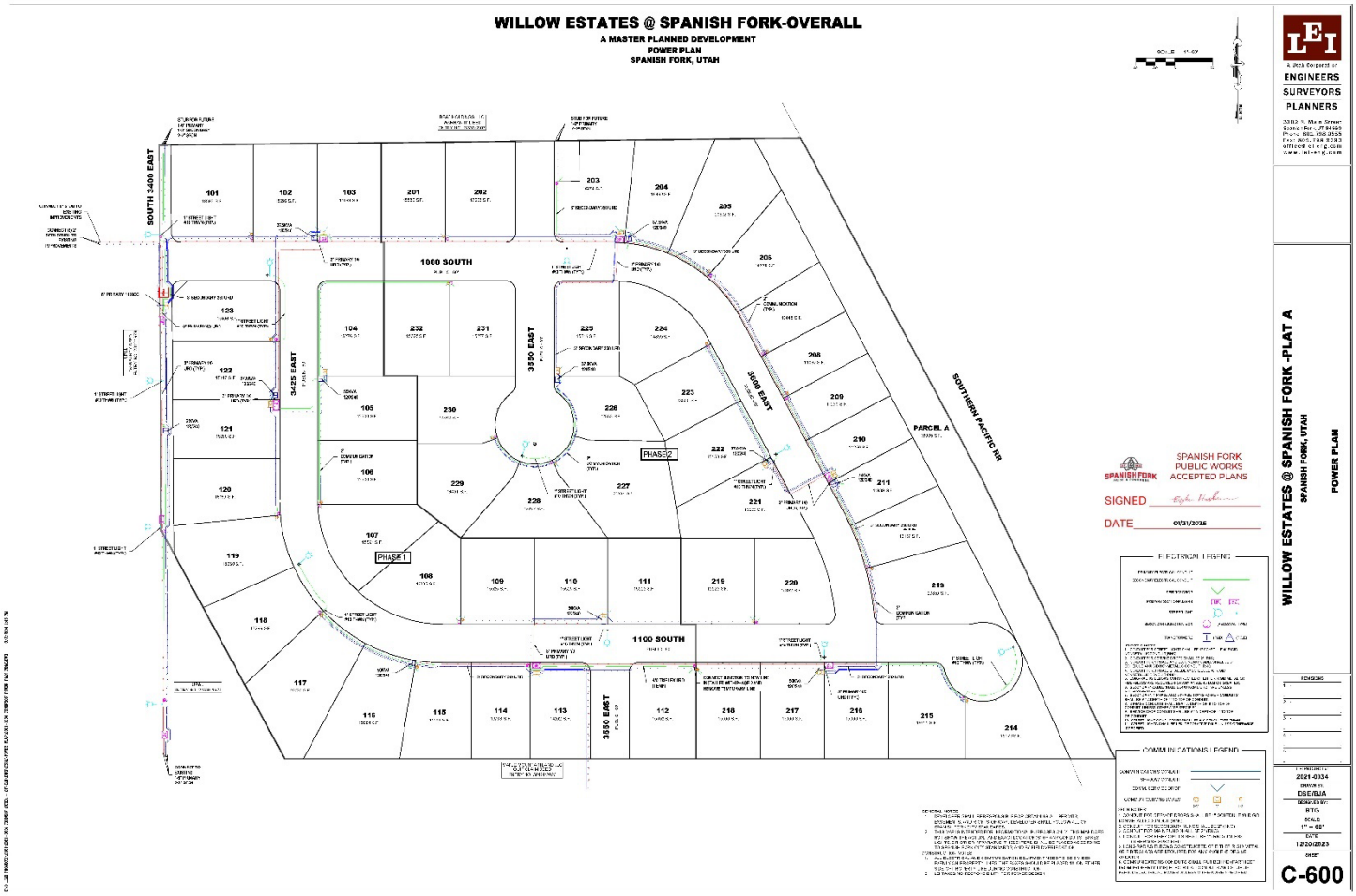
CHECKED BY: BTQ

SCALE: N/A

DATE: 05/07/2024

SHEET

C-501


WILLOW ESTATES @ SPANISH FORK-OVERALL
A MASTER PLANNED DEVELOPMENT
POWER PLAN
SPANISH FORK, UTAH
SOUTH 3400 EAST
1000 SOUTH
3435 EAST
3550 EAST
3600 EAST
1100 SOUTH
SOUTHERN PACIFIC RR
PARCEL A
PHASE1
PHASE2
SPANISH FORK PUBLIC WORKS ACCEPTED PLANS
SIGNED
DATE 09/31/2025
ELECTRICAL LEGEND
COMMUNICATIONS LEGEND
ENGINEERS
SURVEYORS
PLANNERS
WILLOW ESTATES @ SPANISH FORK -PLAT A
SPANISH FORK, UTAH
POWER PLAN
2021-0034
DSE/BJA
BTG
1" = 60'
12/20/2023
C-600

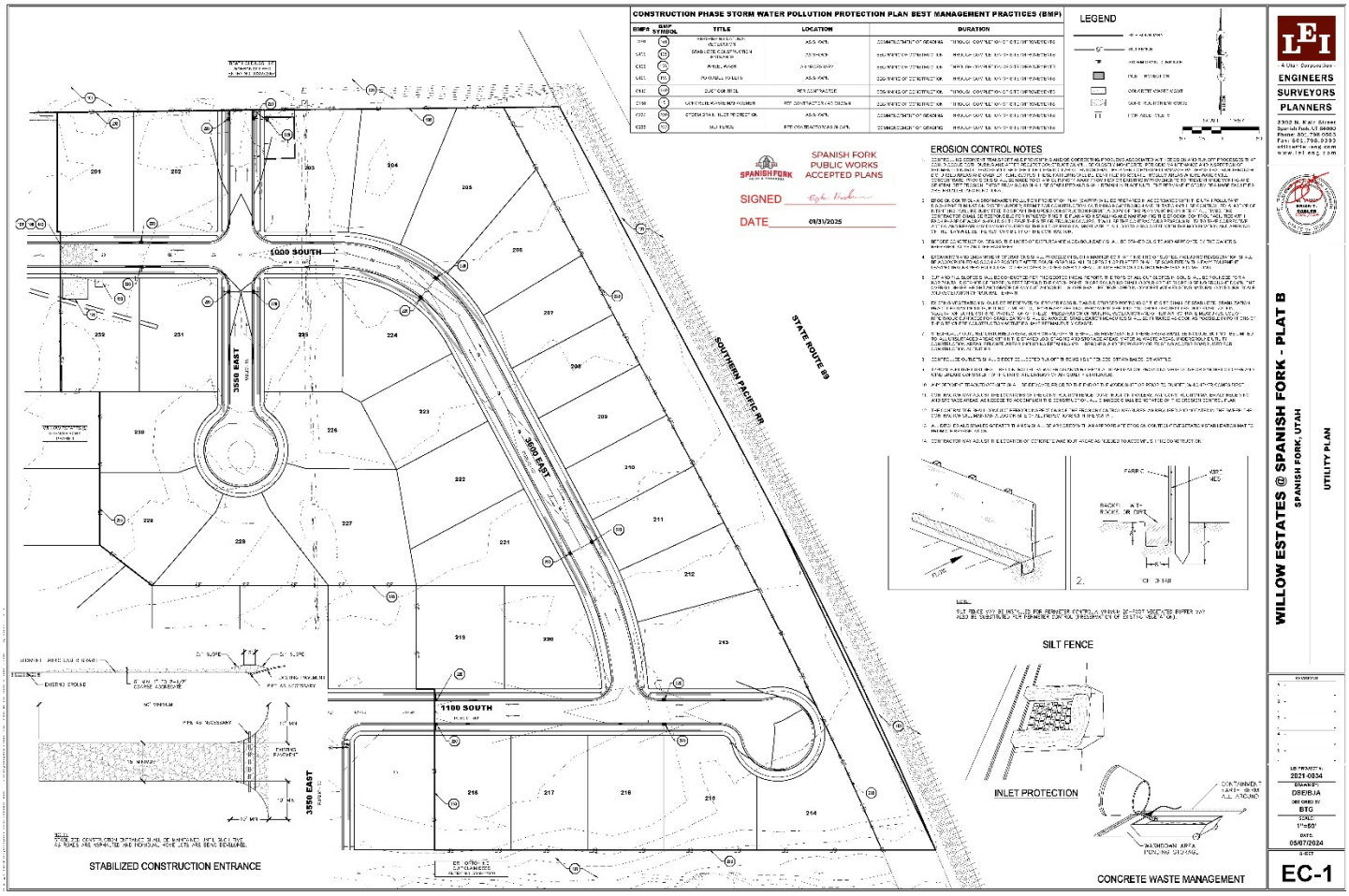
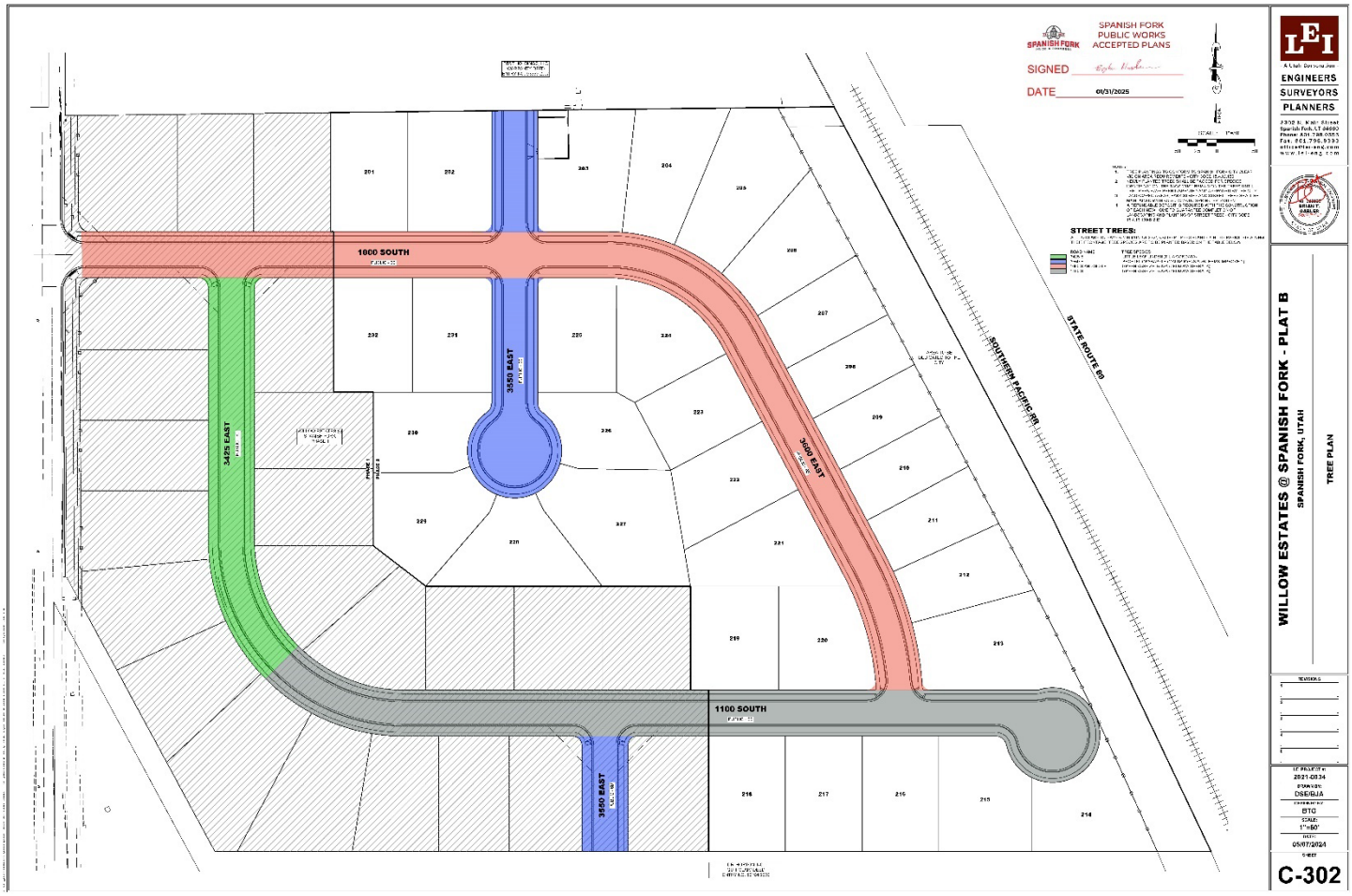

CONSTRUCTION PHASE STORM WATER POLLUTION PROTECTION PLAN BEST MANAGEMENT PRACTICES (BMP)
BMP #
BMP SYMBOL
TITLE
LOCATION
DURATION
LEGEND
SPANISH FORK
PUBLIC WORKS
ACCEPTED PLANS
SIGNED
DATE 08/1/2025
EROSION CONTROL NOTES
1000 SOUTH
1100 SOUTH
3550 EAST
3600 EAST
SOUTHERN PACIFIC RR
STATE ROUTE 89
SILT FENCE
INLET PROTECTION
STABILIZED CONSTRUCTION ENTRANCE
CONCRETE WASTE MANAGEMENT
LEI
ENGINEERS
SURVEYORS
PLANNERS
WILLOW ESTATES @ SPANISH FORK - PLAT B
SPANISH FORK, UTAH
UTILITY PLAN
EC-1

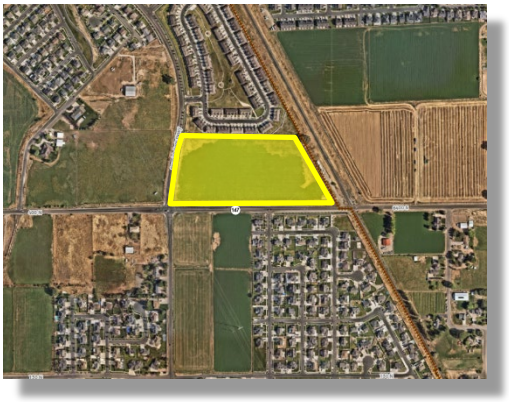
EXHIBIT 2


SPANISH FORK
PUBLIC WORKS
ACCEPTED PLANS
SIGNED
DATE 09/31/2025
1600 SOUTH
3550 EAST
3485 EAST
3600 EAST
1100 SOUTH
3550 EAST
SOUTHERN PACIFIC RR
STATE ROUTE 89
STREET TREES:
LEI
ENGINEERS
SURVEYORS
PLANNERS
WILLOW ESTATES @ SPANISH FORK - PLAT B
SPANISH FORK, UTAH
TREE PLAN
REVISIONS
2021-0034
DSD/EJA
BTO
1"=50'
05/07/2024
C-302

DEVELOPMENT REVIEW COMMITTEE

MARCH 19, 2025

Canyon Court Commercial
Final Plat
400 North Spanish Fork Parkway
15 acres
C-2 Zone
Commercial General Plan Designation



PROPOSAL

The Applicant submitted an application for Final Plat approval for a 7-lot commercial subdivision. The Planning Commission approved the Preliminary Plat on February 5, 2025 with a condition that the City Council approve the associated Zone Change. The City Council approved the rezoning of the northern portion of the subject property to the C-2 Zone on February 18, 2025. The Applicant provided Staff with landscape plans for the roundabout that will be constructed on 400 North with the project. Staff is still waiting for confirmation that the roundabout and access have been approved by UDOT.

Some of the key issues to consider are: UDOT approval (access/roundabout), easements, utilities, storm water.

STAFF RECOMMENDATION

That the proposed Canyon Court Commercial Final Plat be approved based on the following findings and subject to the following conditions:

Findings

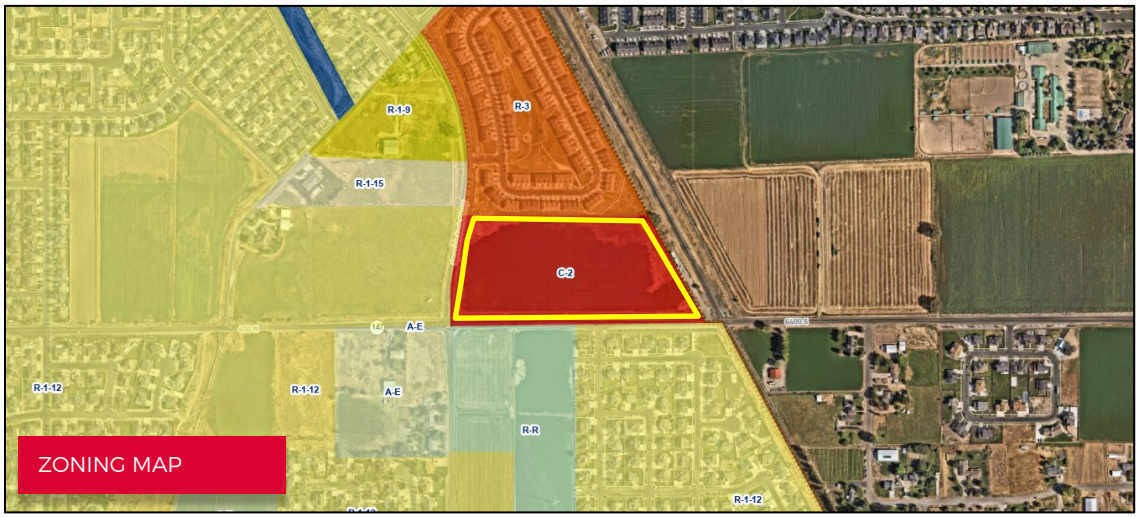
1. That the proposal conforms to the City's General Plan Designation and Zoning Map.
2. That the submitted plans are consistent with the approved preliminary plat.

Conditions

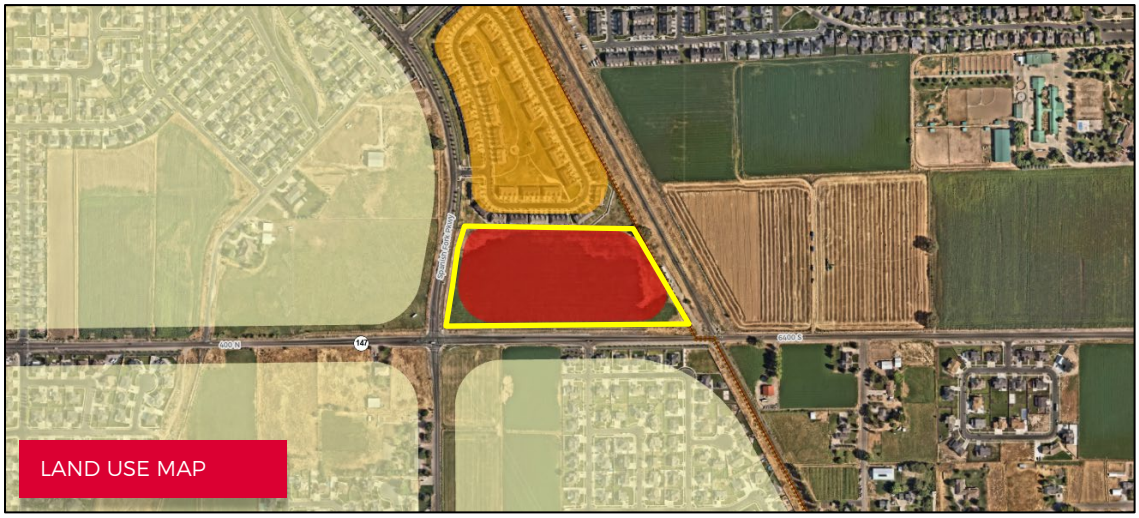
1. That the Applicant meets the City's development and construction standards and other applicable City ordinances.
2. That all remaining redlines are addressed by the Applicant.
3. That UDOT approves the access on to 400 North and the roundabout design prior to recording the plat.

EXHIBITS

1. Subdivision Plat
2. Roundabout Landscape Plan



ZONING MAP



LAND USE MAP



AERIAL MAP

EXHIBIT 1

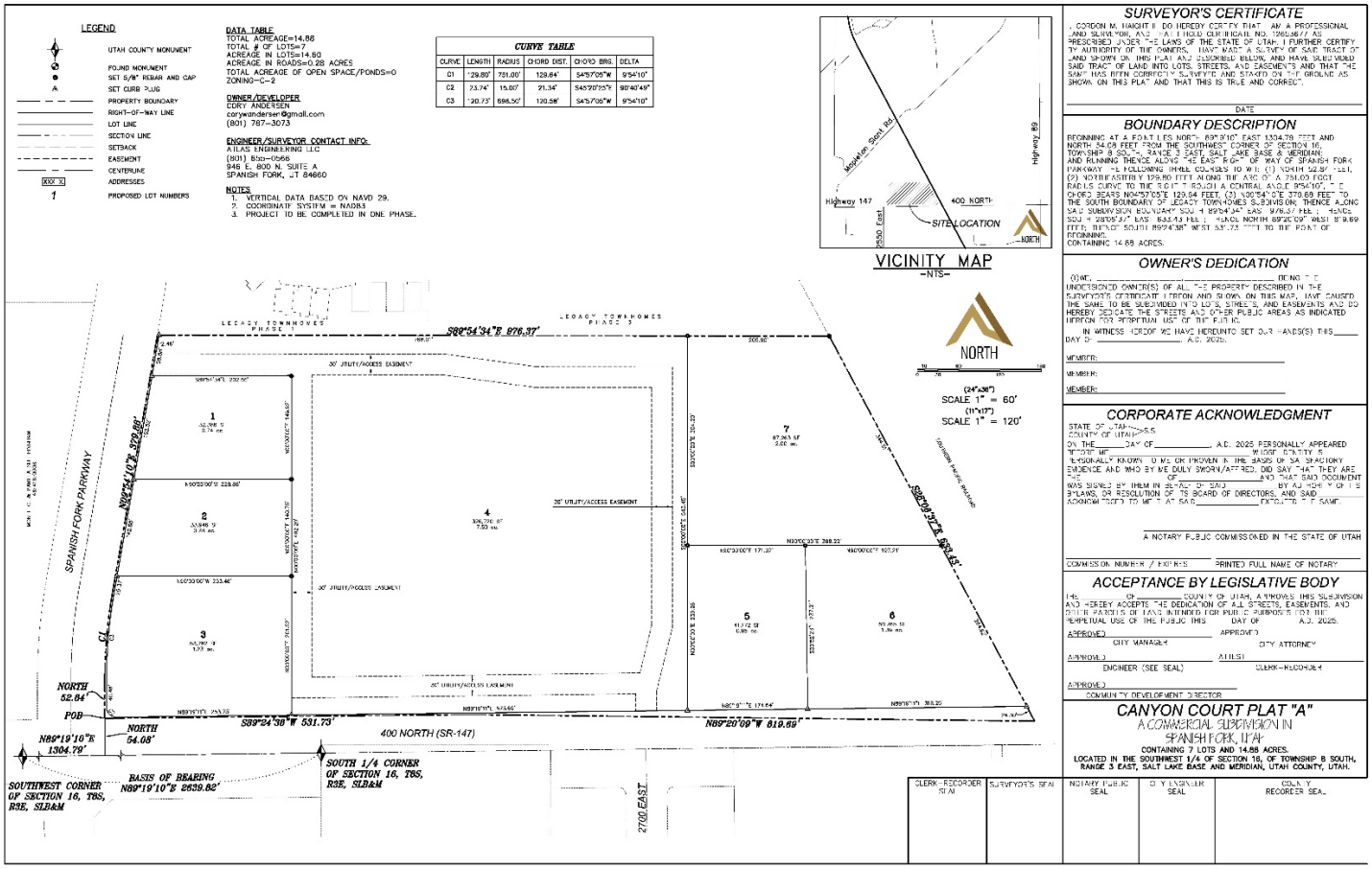

LEGEND
UTAH COUNTY MONUMENT
FOUND MONUMENT
SET 5/8" REBAR AND CAP
SET CURB PUNCH
PROPERTY BOUNDARY
RIGHT-OF-WAY LINE
LOT LINE
SECTION LINE
SETBACK
EASEMENT
CENTERLINE
ADDRESSES
PROPOSED LOT NUMBERS
DATA TABLE
TOTAL ACREAGE=14.88
TOTAL # OF LOTS=7
ACREAGE IN LOTS=14.60
ACREAGE IN ROADS=0.28 ACRES
TOTAL ACREAGE OF OPEN SPACE/PONDS=0
ZONING=C-2
OWNER/DEVELOPER
CORY ANDERSEN
coryandersen@gmail.com
(801) 787-3073
ENGINEER/SURVEYOR CONTACT INFO:
ATLAS ENGINEERING LLC
(801) 602-0566
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660
NOTES
1. VERTICAL DATA BASED ON NAVD 29.
2. COORDINATE SYSTEM = NAD83
3. PROJECT TO BE COMPLETED IN ONE PHASE.
CURVE TABLE
CURVE | LENGTH | RADIUS | CHORD DIST. | CHORD BRG. | DELTA
C1 | 129.80' | 751.00' | 129.64' | S45°07'05"W | 9°54'10"
C2 | 23.74' | 15.00' | 21.34' | S45°07'05"E | 90°40'49"
C3 | 120.73' | 696.50' | 120.58' | S45°07'05"W | 9°54'10"
VICINITY MAP
-NTS-
Highway 147
400 North
SITE LOCATION
Highway 89
2550 East
NORTH
(24"x36")
SCALE 1" = 60'
(11"x17")
SCALE 1" = 120'
LEGACY TOWNHOMES PHASE 1
LEGACY TOWNHOMES PHASE 2
S89°54'34"E 976.37'
30' UTILITY/ACCESS EASEMENT
SPANISH FORK PARKWAY
N89°24'10"E 979.88'
S89°19'37"E 681.43'
N89°20'09"W 819.69'
S89°24'38"W 531.73'
400 NORTH (SR-147)
NORTH 52.84'
POB
NORTH 54.08'
N89°19'10"E 1304.79'
BASIS OF BEARING N89°19'10"E 2659.88'
SOUTHWEST CORNER OF SECTION 16, T8S, R3E, SLB&M
SOUTH 1/4 CORNER OF SECTION 16, T8S, R3E, SLB&M
2700 EAST
SURVEYOR'S CERTIFICATE
I, CORDON M. WRIGHT II DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND I HOLD CERTIFICATE NO. 12863677 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF SAID TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, STREETS, AND EASEMENTS AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT AND THAT THIS IS TRUE AND CORRECT.
DATE
BOUNDARY DESCRIPTION
BEGINNING AT A POINT LIES NORTH 89°19'10" EAST 1304.79 FEET AND NORTH 54.08 FEET FROM THE SOUTHWEST CORNER OF SECTION 16, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE & MERIDIAN; AND RUNNING THENCE ALONG THE EAST R-O-W OF WAY OF SPANISH FORK PARKWAY THE FOLLOWING THREE COURSES TO WIT: (1) NORTH 52.84 FEET; (2) NORTHEASTERLY 129.80 FEET ALONG THE ARC OF A 751.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE 9°54'10", THE CHORD BEARS NORTH 57°05'55" EAST 129.64 FEET; (3) N89°24'10"E 979.88 FEET TO THE SOUTH BOUNDARY OF LEGACY TOWNHOMES SUBDIVISION; THENCE ALONG SAID SUBDIVISION BOUNDARY S89°54'34"E 976.37 FEET; THENCE S89°19'37"E 681.43 FEET; THENCE S00°28'57"E 379.69 FEET; THENCE SOUTH 89°24'38" WEST 531.73 FEET TO THE POINT OF BEGINNING.
CONTAINING 14.88 ACRES.
OWNER'S DEDICATION
KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNER(S) OF ALL THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON AND SHOWN ON THIS MAP, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, STREETS, AND EASEMENTS AND DO HEREBY DEDICATE THE STREETS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC.
IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HAND(S) THIS ____ DAY OF _____, A.D. 2025.
MEMBER:
MEMBER:
MEMBER:
CORPORATE ACKNOWLEDGMENT
STATE OF UTAH)
COUNTY OF UTAH)
ON THE ____ DAY OF _____ A.D. 2025 PERSONALLY APPEARED BEFORE ME, _____ WHOSE IDENTITY IS PERSONALLY KNOWN TO ME OR PROVEN ON THE BASIS OF SATISFACTORY EVIDENCE AND WHO BY ME DULY SWORN/AFFIRMED, DID SAY THAT THEY ARE THE _____ OF _____ AND THAT SAID DOCUMENT WAS SIGNED BY THEM IN BEHALF OF SAID _____ BY AUTHORITY OF ITS BY-LAWS, OR RESOLUTION OF ITS BOARD OF DIRECTORS, AND SAID _____ ACKNOWLEDGED TO ME THAT SAID _____ EXECUTED THE SAME.
A NOTARY PUBLIC COMMISSIONED IN THE STATE OF UTAH
COMMISSION NUMBER / EXPIRES
PRINTED FULL NAME OF NOTARY
ACCEPTANCE BY LEGISLATIVE BODY
THE _____ OF _____ COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS _____ DAY OF _____ A.D. 2025.
APPROVED _____ APPROVED _____
CITY MANAGER CITY ATTORNEY
APPROVED _____ ATTEST _____
ENGINEER (SEE SEAL) CLERK-RECORDER
APPROVED _____
COMMUNITY DEVELOPMENT DIRECTOR
CANYON COURT PLAT "A"
A COMMERCIAL SUBDIVISION IN
SPANISH FORK, UTAH
CONTAINING 7 LOTS AND 14.88 ACRES.
LOCATED IN THE SOUTHWEST 1/4 OF SECTION 16, OF TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN, UTAH COUNTY, UTAH.
CLERK-RECORDER SEAL
SURVEYOR'S SEAL
NOTARY PUBLIC SEAL
CITY ENGINEER SEAL
COUNTY RECORDER SEAL

EXHIBIT 2



PLANT LEGEND

(NOTE: PLANT QUANTITIES ARE PROVIDED FOR CONVENIENCE ONLY. IN CASE OF DISCREPANCY, THE DRAWING SHALL TAKE PRECEDENCE.)

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE
CONIFERS						
	JC'T	3	Juniperus chinensis 'Trautman' Trautman Juniper	B & B		8`-10`
DECIDUOUS TREES						
	M'RS	8	Malus x `Raspberry Spear' Raspberry Spear Crabapple	B & B	2"Cal	
	UX'F	6	Ulmus x `Frontier` Frontier Elm	B & B	2"Cal	
SYMBOL	**CODE**	**QTY**	**BOTANICAL / COMMON NAME**	**CONT**		
DECIDUOUS SHRUBS						
	AU'S	1	Amelanchier utahensis Utah Serviceberry	5 gal		
	B'PA	12	Buddleja x `SMNBDL` Pugster Amethyst Dwarf Butterfly Bush	5 gal		
	CM'F	29	Chamaebatiaria millefolium Fernbush	5 gal		
	PB'P	9	Prunus besseyi `P011S` 'Pawnee Buttes' Pawnee Buttes Sand Cherry	5 gal		
EVERGREEN SHRUBS						
	CP'S	5	Cytisus purgans `Spanish Gold' Spanish Gold Broom	5 gal		
	H'PP	53	Hesperaloe parviflora `Perpa` TM Brakelights Red Yucca	5 gal		
	J'GG	10	Juniperus horizontalis 'Guernsey Green' Guernsey Green Windwalker® Juniper	5 gal		

GRASSES				
BG'B	120	Bouteloua gracilis `Blonde Ambition` Blonde Ambition Blue Grama	1 gal	
SS'M	7	Schizachyrium scoparium `MinnblueA` Blue Heaven Little Bluestem	1 gal	
PERENNIALS				
GL'C	106	Gaura lindheimeri 'Crimson Butterflies' Crimson Butterflies Gaura	1 gal	
PA'B	65	Perovskia atriplicifolia 'Bluesette' Bluesette Russian Sage	1 gal	

SITE MATERIALS LEGEND

(NOTE: SITE MATERIALS QUANTITIES ARE PROVIDED FOR CONVENIENCE ONLY. IN CASE OF DISCREPANCY, THE DRAWING SHALL TAKE PRECEDENCE.)

SYMBOL	CODE	DESCRIPTION	QTY
1 LANDSCAPE			
	1-14	1" MINUS TAN CRUSHED ROCK SUBMIT SAMPLES FOR LANDSCAPE ARCHITECT AND OWNER APPROVAL. PROVIDE 3" DEPTH OF ROCK MULCH TOP DRESSING. SEE INORGANIC MULCH LANDSCAPE NOTES FOR ADDITIONAL INFORMATION. SHEET LP-101.	7,583 sf
	1-20	2-4" BROWN CRUSHED ROCK. SUBMIT SAMPLES FOR LANDSCAPE ARCHITECT AND OWNER APPROVAL. PROVIDE 4" DEPTH OF ROCK MULCH TOP DRESSING. SEE INORGANIC MULCH LANDSCAPE NOTES FOR ADDITIONAL INFORMATION. SHEET LP-101.	1,418 sf
2 HARDSCAPE			
	2-01	BOULDERS- DECORATIVE 3 FOOT ROUND. SUBMIT COLOR SAMPLES FOR ARCHITECT AND OWNER APPROVAL. SEE PLACEMENT INSTRUCTIONS ON DETAIL SHEET LP-501..	30
	2-02	BOULDERS- DECORATIVE 5 FOOT ROUND. SUBMIT COLOR SAMPLES FOR ARCHITECT AND OWNER APPROVAL. SEE PLACEMENT INSTRUCTIONS ON DETAIL.SHEET LP-501.	5

ATWOOD ACRES

CONCEPT PLAN E

SPANISH FORK, UTAH COUNTY, UTAH



GRAPHIC SCALE

80 0 40 80 160 320

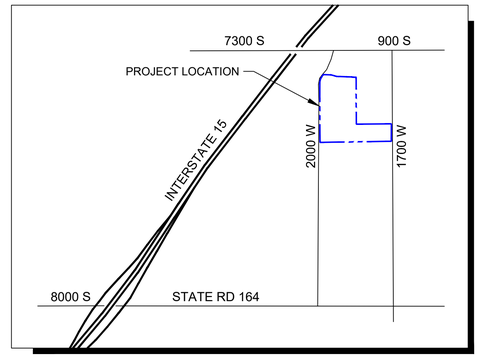
(IN FEET)
1 inch = 80 ft.

CITY ZONING = R-1-6

TABULATIONS:

TOTAL PLAT ACREAGE	23.73 ACRES
LOT AREA	15.09 ACRES
RIGHT OF WAY	6.50 ACRES
OPEN SPACE	2.14 ACRES

VICINITY MAP



Minimum Setbacks			
Front	**Rear**	**Side**	**Corner**
15'-25' [1]	25'	5'-10' [2]	15'-25' [3]

1) 15 feet to porches, 20 feet to living areas, 25 feet to garages or carports, and 20 feet to the front of a side entry garage.
2) Five (5) feet on one side, 10 feet on the other side for single-family dwellings except for lots with 50 feet of lot width or less. When the lot width is 50 feet or less the minimum setback is five (5) feet on each side. The setback is 10 feet for non-residential uses.
3) 15 feet to living area, 25 feet to garages or carports, and 20 feet to the front of a side entry garage.

No.	DESCRIPTION	BY	DATE
	REVISIONS		

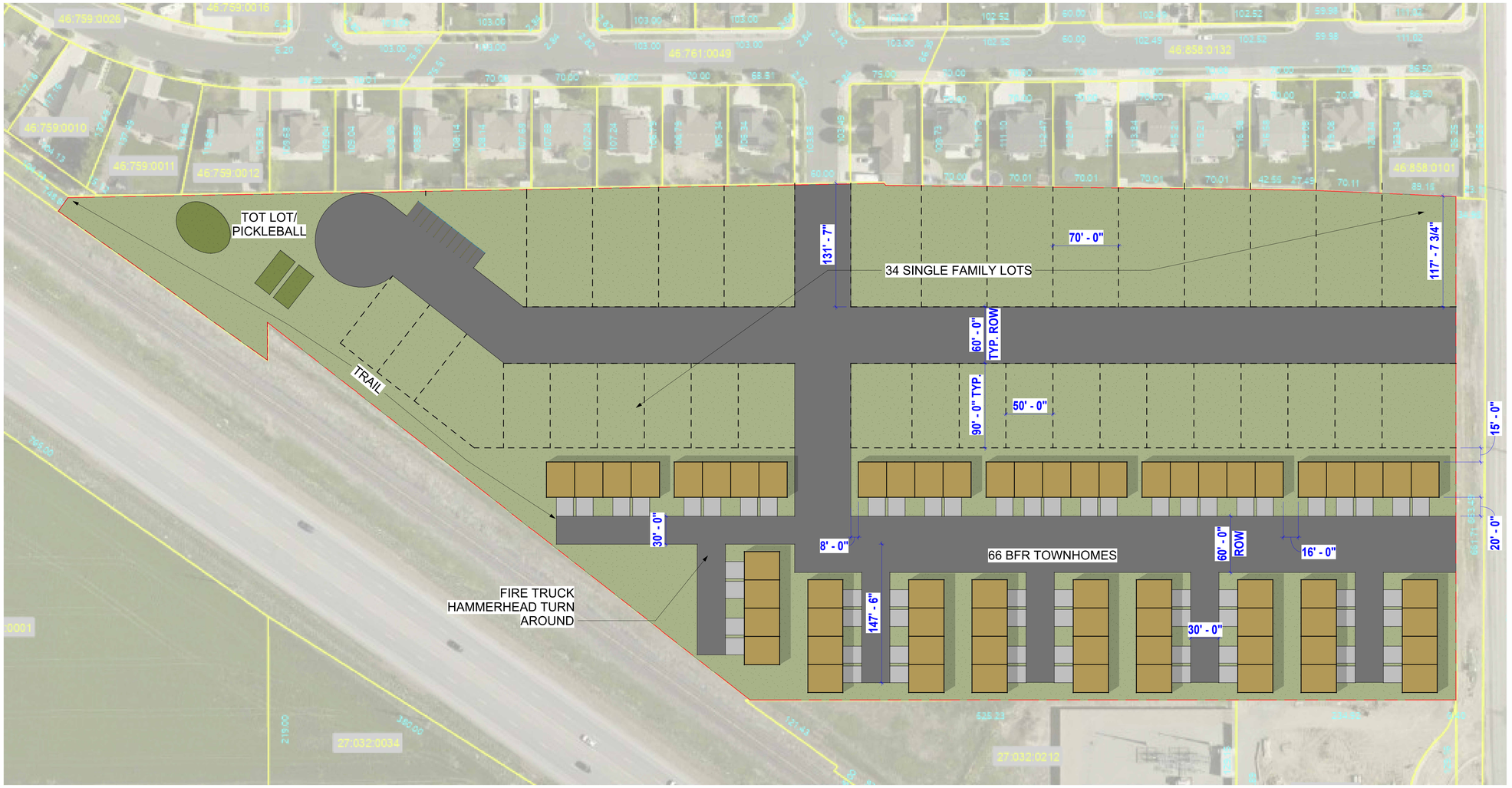
SCALE (HORIZ): 1" = 80'
SCALE (VERT): 1" = 80'
DRAWN BY: RJF
CHECKED BY: RJF
DATE: 02.12.2025
PROJECT No: 2586

infinity CONSULTANTS
2975 Executive Parkway, Suite 300
Lehi, Utah 84043 • Tel: 801.541.3040

ATWOOD ACRES
CONCEPT PLAN E
SPANISH FORK, UTAH

SHEET
EX7

P:\Shared Files\Projects\2586 - Atwood Acres\00-Cad\01-Concept\Option E layout.dwg February 12, 2025 - 9:49am



1 **CONCEPTUAL SITE PLAN**
1" = 50'-0"

North

UNLESS A PROFESSIONAL SEAL WITH SIGNATURE AND DATE IS AFFIXED, THIS DOCUMENT IS PRELIMINARY AND IS NOT INTENDED FOR CONSTRUCTION, RECORDING PURPOSES, OR IMPLEMENTATION

Element
design collective

595 SOUTH MAIN STREET STE 10
LAYTON, UT 84041
801.698.6685
JON@ELEMENT-DESIGN.CO

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PROJECT:
SPANISH FORK SINGLE FAMILY + BFR TOWNHOMES
730 E 300 N SPANISH FORK

REVISIONS:

TITLE:
SITE PLAN

SHEET:
A101

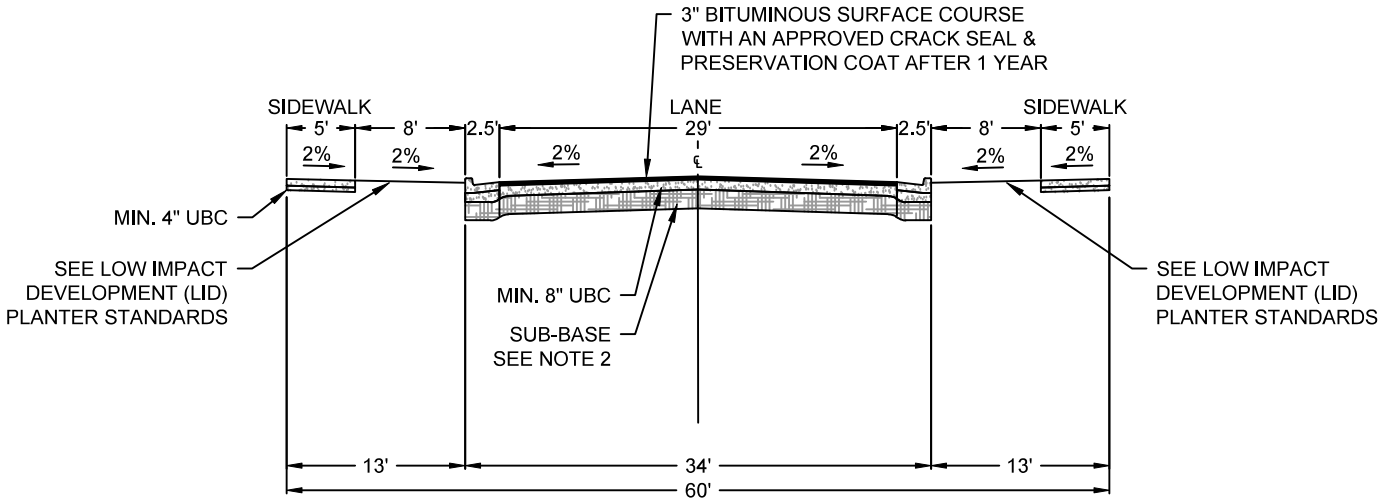
ISSUE DATE : 06.10.2024

CONCEPTUAL DESIGN

SPANISH FORK ENGINEERING
SPANISH FORK CITY
40 SOUTH MAIN STREET
SPANISH FORK, UT 84660
(801) 804-4550

STANDARD DRAWING

RESIDENTIAL LOCAL STREET



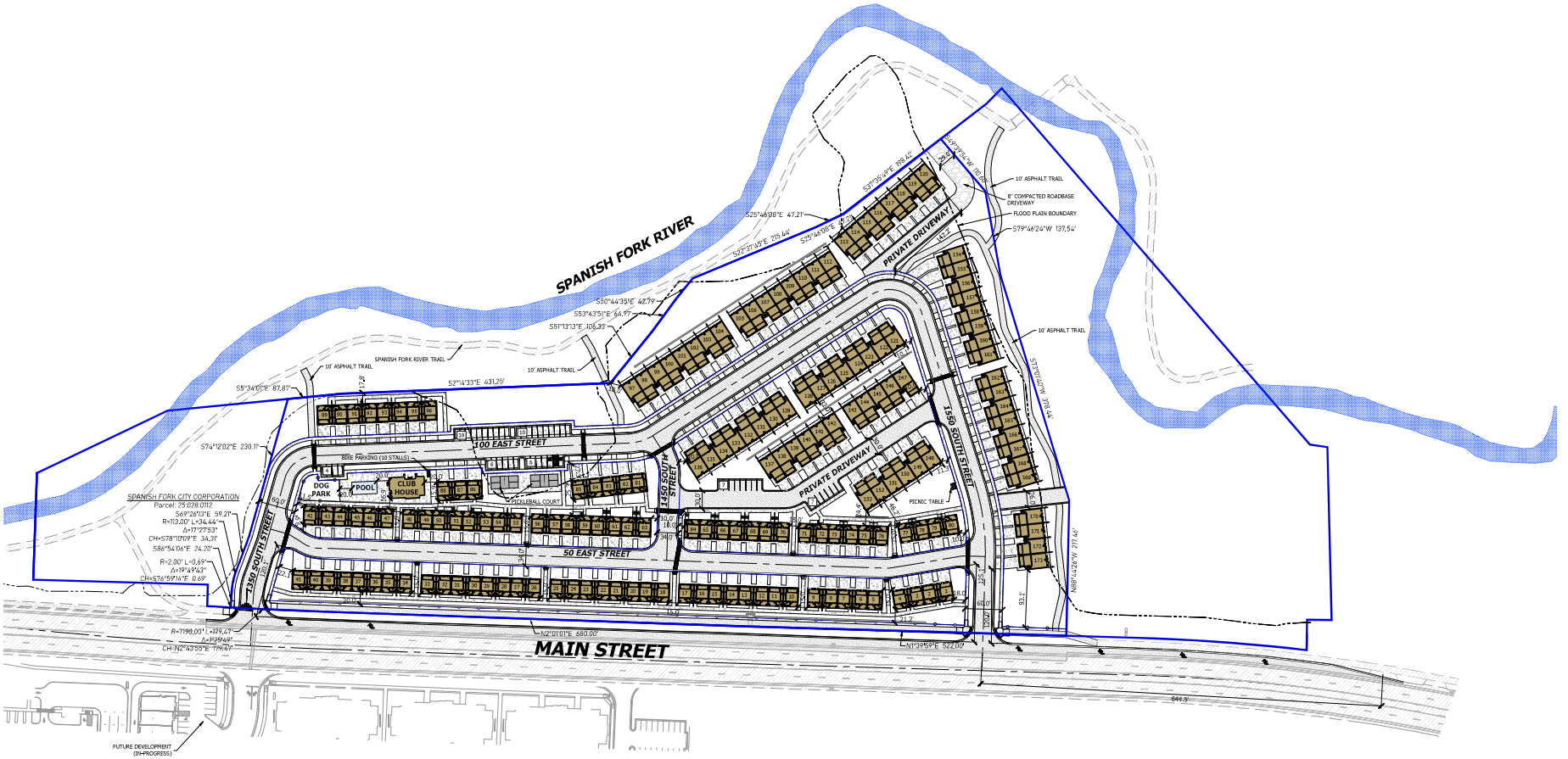
RESIDENTIAL LOCAL STREET - 60' ROW

NOTES:

1. SEE STANDARD DRAWINGS FOR SIDEWALKS.
2. SUB-BASE AS SPECIFIED IN THE CONSTRUCTION STANDARDS AND SOILS REPORT.
3. MINIMUM OF 8" UNTREATED BASE COURSE UNDER STREET PAVEMENT AND CURB & GUTTER UNLESS MORE REQUIRED BY SOILS REPORT
4. ALL LOCAL TO LOCAL TBC RADII TO BE 25'.
5. ALL PLANTER AREAS BETWEEN THE CURB AND SIDEWALK SHALL BE LANDSCAPED WITH PERVIOUS MATERIALS UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER OR DESIGNEE.
6. THE CITY ENGINEER MAY WAIVE THE REQUIRED PARK STRIP AND SIDEWALK IN MULTI-FAMILY RESIDENTIAL DEVELOPMENTS WHERE HOMES ARE REAR-LOADED, FEATURE A MINIMUM 20-FOOT DRIVEWAY, AND HAVE SIDEWALKS LOCATED IN FRONT OF THE HOMES.

DRAWN:	DESIGN:	REVISION:	DATE:
JLR	MHC	.	2/02/2021

SCALE	STANDARD
NONE	ST-503



811 Know what's below. Call before you dig.

Development Summary

LOCATION:	SPANISH FORK CITY, UTAH COUNTY	
ZONING:	R-4	
INTENDED USE:	MULTI-FAMILY	
PARCEL AREA:	642,259 SF	14.74 AC (100%)
ROW DEDICATION:	176,666 SF	4.06 AC (27.5%)
FLOOD ZONE AREA:	71,990 SF	1.65 AC (11.2%)
TOTAL UNITS:	173 UNITS	
2-STORY TOWNHOME:	75 UNITS	
3-STORY TOWNHOME:	98 UNITS	
PARKING PROVIDED:	742 PARKING STALLS PROVIDED (346 PRIVATE STALLS + 379 VISITOR STALLS) 2 ADA STALLS (1 ADA + 1 VAN) 346 DRIVEWAY / VISITOR STALLS 346 GARAGE STALLS 48 PUBLIC / VISITOR STALLS	
PARKING REQUIRED:	519 STALLS REQUIRED 432.5 STALLS / UNIT (173 UNITS x 2.5 STALLS) 86.5 VISITOR STALLS (173 UNITS x 0.5 STALLS)	

Notice To Contractors

THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITIES OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED FROM AVAILABLE INFORMATION PROVIDED BY THE SURVEYOR OR CITY PRODUCED DOCUMENTS. THE LOCATIONS SHOWN ARE APPROXIMATE AND SHALL BE CONFIRMED IN THE FIELD BY THE CONTRACTOR, SO THAT ANY NECESSARY ADJUSTMENT CAN BE MADE, IF ANY CONFLICT/DISCREPENCIES ARISE, PLEASE CONTACT THE OWNER / ENGINEER OF RECORD IMMEDIATELY. THE CONTRACTOR IS REQUIRED TO CONTACT THE UTILITY COMPANIES AND TAKE PRECAUTIONARY MEASURES TO PROTECT ANY UTILITIES SHOWN OR NOT SHOWN ON THESE PLANS.

80 0 80 160 240
Scale: 1" = 80'

HUNT · DAY
3445 Antelope Drive, St 200
Syracuse, UT 84075
PH: 801.664.4724
EM: Thomas@HuntDay.co

PROJECT TITLE
CREEKSIDE SUBDIVISION
1527 SOUTH MAIN STREET
SPANISH FORK, UT
LOCATED IN THE EAST HALF OF SECTION 30, TOWNSHIP 8S, RANGE 3E, SL BASE AND MERIDIAN

REVISIONS

REV.	DATE	DESCRIPTION	BY
0	02/26/2025	INITIAL SUBMITTAL	RH

SEAL

PROFESSIONAL ENGINEER — THOMAS J. HUNT — 12/27/2025 — STATE OF UTAH

VERIFY SCALES
BAR IS ONE INCH ON ORIGINAL DRAWING
0 1"
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY

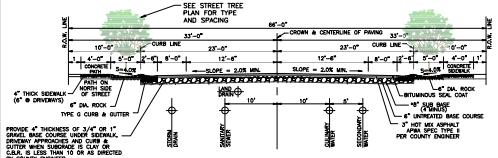
PROJECT INFO.
Engineer: T. Hunt
Drawn: R. Hatfield
Date: 12 / 11 / 2024
Proj. No. 117 - 03

SHEET TITLE
OVERALL LAYOUT

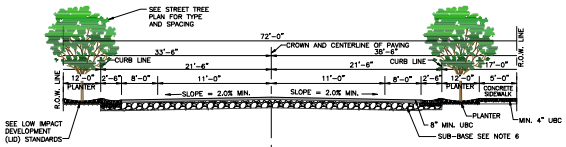
SHEET NO.
C1.00

R:\All N C:\Users\Ryan H\Hunt Day Dropbox\Projects\117-03 Spanish Fork\VAC\DWG\Autocad\2025\117-03_SP_Creekside_LDOT Set_2025.02.26-12052025 3:43 PM

Reeve & Associates, Inc. - Solutions You Can Build On



W 450 S Street Section (66' R.O.W.)
NOT TO SCALE
*VERIFY LOCATION WITH PHONE, GAS AND POWER COMPANIES.



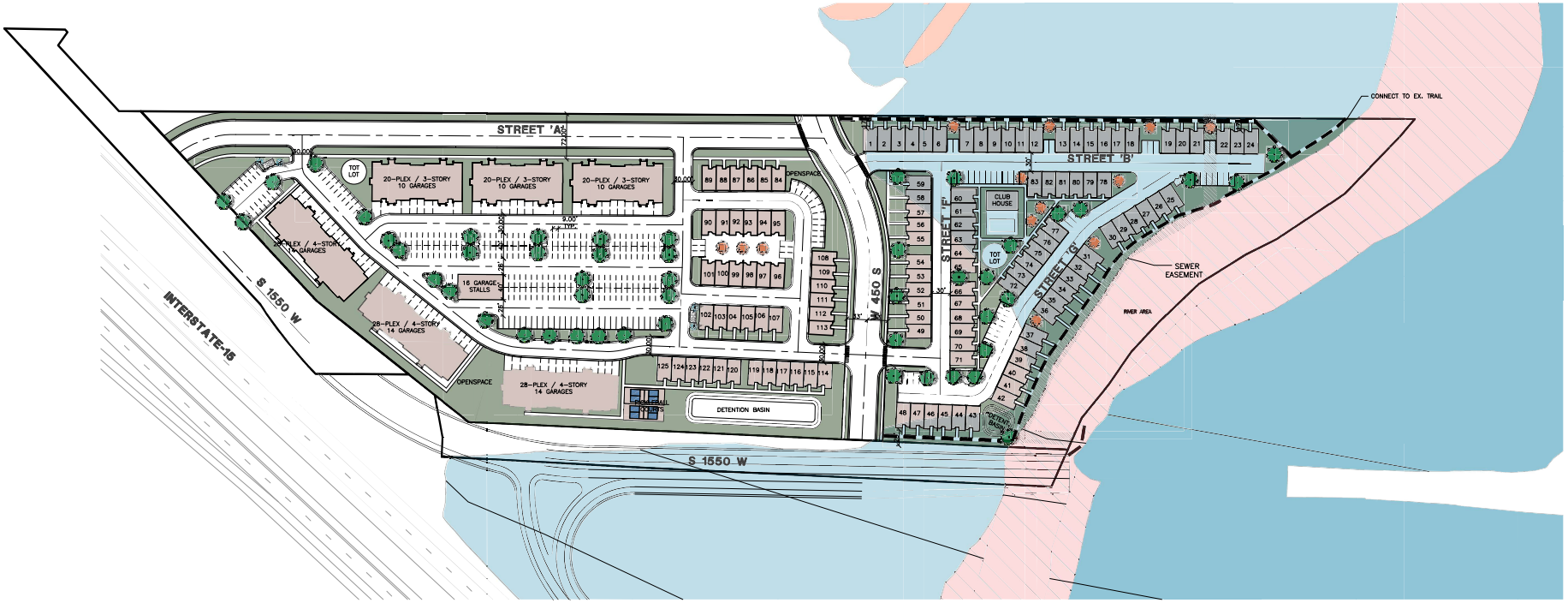
Minor Collector 2 Lane Street - 72' ROW
NOT TO SCALE
*VERIFY LOCATION WITH PHONE, GAS AND POWER COMPANIES.

SITE DATA

PARCEL #:	250-160-025
EX. ZONING:	R-R (RURAL RESIDENTIAL)
PRO. ZONING:	R-4 (RESIDENTIAL DISTRICT)
PROJECT AREA:	17.36 ACRES TOTAL ACREAGE (15.78 ACRES DEVELOPABLE)
RESIDENTIAL AREA:	15.78 ACRES 144 APARTMENT UNITS (28-PLEX/20-PLEX) 125 TOWNHOMES 269 TOTAL DWELLINGS (269/15.78 ACRES = 17 UNITS/ACRE)
RESIDENTIAL PARKING:	(2.50 STALLS PER UNIT REQUIRED) TOWNHOMES: 250 GARAGE STALLS APARTMENT UNITS: 88 GARAGE STALLS 335 OPEN STALLS PROVIDED TOTAL: 673 STALLS, 673 REQUIRED



Vicinity Map
NOT TO SCALE



80 0 80 160 240
Scale: 1" = 80'

NOTES:
1. EXISTING WATER LINES TO BE RELOCATED TO 100 SOUTH, 900 SOUTH AND 1550 WEST.
2. EXISTING UNDERGROUND POWER LINE RUNNING THROUGH SITE TO BE RELOCATED TO FOLLOW NEW ROAD ALIGNMENT
3. EXISTING OVERHEAD POWER LINE ON 1550 WEST TO BE BURIED.

FEMA Zones:
= Zone AE
= Zone X
= Zone Regulatory (Not Developable)

Developer:
Matt Gertge
1086 E. Highway 193, Ste. 202
Layton, UT 84040
801-430-0405

Reeve & Associates, Inc.
5160 SOUTH 1500 WEST, RIVERDALE, UTAH 84405
TEL: (801) 621-3100 www.reeve-assoc.com
CIVIL ENGINEERS • STRUCTURAL ENGINEERS • LAND PLANNERS
SURVEYORS • LANDSCAPE ARCHITECTS

REVISIONS
DATE | DESCRIPTION

Rush Funplex
Parcel# 250-160-025
SPANISH FORK CITY, UTAH COUNTY, UTAH

Concept Plan

Project Info.
Engineer: N. Reeve
Planner: C. Cave
Drafter: S. Simrayh
Name: RUSH FUNPLEX SPANISH FORK
Number: 8155-06

1
1 Total Sheets

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