



**Wednesday, March 5, 2025  
Planning Commission**

**Planning Commission Agenda**

**PUBLIC NOTICE** is hereby given that the Planning Commission of Spanish Fork, Utah, will hold a meeting in the City Council Chambers at Library Hall, on the second floor, 80 South Main Street, Spanish Fork, Utah, with a work session commencing at 5:15 p.m., and the Planning Commission Meeting commencing at 6:00 p.m. on March 5, 2025.

**Planning Commissioners**

**Todd Mitchell  
John Mendenhall  
Shauna Warnick  
Michelle Carroll  
Michael Clayson  
Paul Dayton**

**SPANISH FORK CITY** does not discriminate on the basis of race, color, national origin, sex, religion, age or disability in the employment or the provision of services. The public is invited to participate in all Spanish Fork City Planning Commission Meetings located at the City Council Chambers at Library Hall, 80 South Main Street, Spanish Fork. If you need special accommodation to participate in the meeting, please contact the Community Development Office at 801-804-4580.

**1. 5:15pm WORK SESSION - No formal actions are taken in a work session.**

---

**2. 6:00 Agenda Items**

---

**3. Minutes**

---

A. February 5, 2025.

**4. Conditional Use Permit (Public Hearing)**

---

A. 200 EAST 2025 CELL TOWER MODIFICATION. This proposal involves making modifications to an existing cell tower located at 1501 North 200 East.

**5. Zone Change & Preliminary Plat (Public Hearing)**

---

A. RIVER RUN GRIFFITHS ZONE CHANGE. This proposal involves changing the zoning from R-R to R-3 with the Master Planned Development Overlay to allow for the development of a residential subdivision located at 1022 South River Bottoms Road.

B. RIVER RUN SUBDIVISION. This proposal involves the approval of an amended Preliminary Plat for 30 additional condominium units and 27 additional townhome units to be located at approximately 1100 South 300 East.

C. WHISPERING PINES ZONE CHANGE. This proposal involves changing the zoning from I-1 and C-1 to P-F, C-1 and R-3 with the Master Planned Development Overlay to allow for a residential development located at approximately 3600 East Powerhouse Road.

D. WHISPERING PINES SUBDIVISION. This proposal involves the approval of a Preliminary Plat for a Master Planned Development with 579 residential lots/units to be located at approximately 3600 East Powerhouse Road.

**6. Adjourn To Work Session If Needed.**

---



Draft Minutes  
Spanish Fork City Planning Commission  
80 South Main Street  
Spanish Fork, Utah  
February 5, 2025

**Commission Members Present:** Commissioners **John Mendenhall**, **Shauna Warnick**, **Michelle Carroll**, **Mike Clayson**.

**Absent:** Chairman **Todd Mitchell**.

**Staff Members Present:** **Dave Anderson**, Community Development Director; **Brandon Snyder**, Senior Planner; **David Mann**, Senior Planner; **Ian Bunker**, Associate Planner; **Byron Haslam**, Assistant City Engineer; **Josh Wagstaff**, Assistant City Engineer; **Joshua Nielsen**, Assistant City Attorney; **Kasey Woodard**, Community Development Secretary.

**Citizens Present:** Kristie Hampton, Mark Hampton, Spencer Last, Thomas Schulte, Monty Bingham, Nate Heaps, Joe Kelly, Kris Kelly, Jordan Smith, Kristy Smith, Brent Smith, Debbie Smith, Linda Fewkes, Michael Tutton, Paul Dayton.

## **WORK SESSION**

Commissioner Mendenhall called the meeting to order at 6:00 p.m.

## **PRELIMINARY ACTIVITIES**

Pledge of Allegiance

Commissioner Warnick led the pledge.

## **MINUTES**

**January 22, 2025**



Commissioner Carroll **moved** to approve the minutes from January 22, 2025.

Commissioner Clayson **seconded** and the motion **passed** all in favor.

## **PRELIMINARY PLAT & ZONE CHANGE (Public Hearings for the Zone Changes)**

### **CONDOR HEIGHTS ZONE CHANGE**

David Mann presented the proposal to the Commissioners. He stated the current zoning is Rural Residential and the applicants are proposing to change the zoning to R-1-15. He provided information regarding the design layout including the deviations that are needed to allow this design to be developed. He stated that these adjustments being made will be included in the proposed development agreement. He stated this project is 4.2 acres, which is under the required five-acre requirement.

There was a brief discussion regarding the railroad crossing.

Commissioner Mendenhall opened the public hearing at 6:10 p.m.

Tom Schulte approached the podium to ask how many lots were being proposed. It was stated there are five single-family lots.

Commissioner Mendenhall closed the public hearing at 6:11 p.m.

Mark Hampton approached the podium to speak about the proposal. He stated they will be installing the storm drain system, and they are willing to help with the railroad.

Commissioner Warnick **moved** to recommend approval of the Condor Heights Zone Change based on the following findings and conditions.

#### **Findings:**

1. That the proposal is consistent with the City's General Plan Designation of Estate Density Residential.
2. Existing conditions make the proposed subdivision layout impossible without deviations from current code.

#### **Conditions:**

1. That the Applicant meets the City's development and construction standards and other applicable City ordinances.



2. That the Applicant address any red-lines.

Commissioner Carroll **seconded** and the motion **passed** all in favor.

### **CONDOR HEIGHT SUBDIVISION**

Commissioner Warnick spoke briefly about the existing home and thanked the applicants for this development.

Commissioner Carroll **moved** to approve the Condor Heights Subdivision Preliminary Plat based on the following findings and conditions.

#### Findings:

1. That the proposal is consistent with the City's General Plan Designation of Estate Density Residential.
2. Existing conditions make the proposed subdivision layout impossible without deviations from current code.

#### Conditions:

1. That the Applicant meets the City's development and construction standards and other applicable City ordinances.
2. That the City Council approves a Zone Change from R-R to R-1-15 with an accompanying development agreement that outlines allowed modification of development standards.
3. That the Applicant addresses any red-lines.

Commissioner Clayson **seconded** and the motion **passed** all in favor.

### **ZIONS LANDING ZONE CHANGE 2.0**

Ian Bunker presented the proposal and stated that this property is currently zoned Rural Residential and is seeking a zone change to R-1-9 with the Complete Neighborhoods Overlay to allow for the development of six residential lots. He stated that this is the revised design that has been reduced by two lots to fit the proposed zoning designation. He provided additional information about the previous proposal and he explained the changes that have been made from the previous design. He stated that the DRC recommended approval.



Nate Heaps approached the podium and spoke briefly about the changes that have been made from the previously submitted design. He feels they have complied with the feedback from City staff and City Council to fit their design within the R-1-9 zoning designation.

Commissioner Warnick expressed concern with the renderings of the twin home that was presented.

Nate Heaps acknowledged this concern and stated that the twin home design will be consistent with the single-family design.

Commissioner Mendenhall opened the public hearing at 6:24 p.m.

Jordan Smith is representing the property owner to the east. He expressed concern with the development including twin homes in their design. He does not feel that this fits with the surrounding single-family area and he feels that this opens the door to developers to build additional multi-family home types in areas that they do not fit. He is fine with the single-family homes, but he feels the twin homes are out of place as there are no other townhomes or twin homes located near the development.

Commissioner Mendenhall closed the public hearing at 6:26 p.m.

The Commissioners feel that this discussion would be more applicable with the Preliminary Plat application.

Commissioner Warnick appreciates that the applicant has redesigned the layout to comply with the provided feedback. She likes the Complete Neighborhoods Overlay.

Commissioner Carroll agreed and stated that she lives in an area with a mix of housing types and views it in a positive light.

Commissioner Mendenhall also agreed and feels that it breaks up the large subdivision.

Commissioner Clayson feels that there is good and bad with this Complete Neighborhoods Overlay.

Dave Anderson stated this will be the first project using the Complete Neighborhoods Overlay. He provided a brief history of the intent of this zoning tool and how it is meant to be used. He feels that this application of the overlay can only be successful if the multi-family units match the single-family home designs.



Commissioner Warnick stated that she is not impressed with the current design that was presented but understands that this design is still being worked on.

Commissioner Carroll **moved** to recommend the approval of the Zions Landing Zone Change 2.0 based on the following findings and conditions.

Findings:

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 the proposal conforms to the intent of the Complete Neighborhood Overlay District.

Conditions:

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.

Commissioner Warnick **seconded** and the motion **passed** with a 3-1 vote in favor. Commissioner Clayson voted nay due to the inclusion of the twin home.

## **ZIONS LANDING SUBDIVISION 2.0**

Commissioner Warnick spoke briefly about the proposal and asked if they normally would approve the Preliminary Plat with building elevations.

Dave Anderson feels that it is entirely appropriate to approve the building permit with the elevations being shared with the Planning Commission, perhaps in a work session meeting. He suggested adding an additional condition to include that no building permit can be approved until the elevations have been reviewed by the Planning Commission.

There was a question from a resident on why this Preliminary Plat does not allow a public hearing, and Dave Anderson explained why.

Commissioner Warnick **moved** to recommend approval of the Zions Landing Subdivision 2.0 Preliminary Plat based on the following findings and conditions.



Findings:

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

Conditions:

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.
4. Before a building permit is issued, the building designs and elevations are presented to and reviewed by the Planning Commission.

Commissioner Carroll **seconded** and the motion **passed 3-1** with Commissioner Clayson opposing.

**CANYON COURT URBAN ZONE CHANGE**

Brandon Snyder presented the proposal and stated that this proposal is to change the zoning of the property to C-2 General Commercial. He stated the applicant is looking to develop seven commercial lots. He stated some of the key things to consider are the access to the development.

There was a brief discussion regarding the speed limit on 400 North as Commissioner Warnick feels the speed is very fast on this road. It was stated that the speed limit is 45 mph, and it was remarked that this feels like a fast speed to have on a road that has a roundabout. It was stated the roundabout is a traffic calming measure as traffic will have to slow down to pass through the roundabout.

Commissioner Mendenhall asked staff for the main difference between what is being proposed today versus what was proposed with this development two years ago.

Brandon Snyder stated the main difference from what was previously proposed to what is being proposed today is that the applicant was initially seeking to develop a new zoning designation for a mix of uses on the property. He stated that this mix would consist of residential and commercial. He stated that the applicant is now seeking to zone the property all commercial. He invited the applicant up to speak further on their proposal.



Corey Anderson approached the podium to speak about the changes. He stated they initially were going to leave lot seven as a residential lot, but stated that the timing to develop the new zoning designation was too long of a process and they felt that this lot would be better used as commercial space.

Commissioner Mendenhall feels that the population on the east end of the town will be well served by this upcoming development. He is looking forward to the benefit this brings to the community.

Commissioner Warnick expressed her excitement for the upcoming development and the changes it will bring with it.

Commissioner Mendenhall opened the public hearing at 7:00 p.m.

Resident Monty Bingham approached the podium. He feels that this development will be a great addition to the area and will alleviate the residents of the area from having to travel to the other side of town for their needs.

Neighboring resident Paul Dayton stated that he lives about a mile from the development and he is in favor of the development. He just asked that the safety of pedestrian walkways is heavily considered. He is supportive of the walkable community aspect of this development as well as the diversity of the development.

Resident Micheal Tutton stated he lives across from the property and he voiced his concerns with the roundabout aspect of the development. He is unsure why another large access would be created for the area. He would rather see the main access point off of Parkway. He feels this will create a bottle neck for traffic flowing to and from Mapleton.

Resident Tom Schulte inquired about whether street parking has been considered along 400 North. He hopes that there will not be any street parking allowed as this area has two major roadways.

Byron Haslam stated this area will likely be marked as a no parking zone but stated that this ultimately a UDOT owned road so they would have the final decision on this. He stated that if there becomes an issue UDOT will ultimately mark this as a no parking zone.

Commissioner Mendenhall closed the public hearing at 7:09 p.m.



Commissioner Warnick is not in favor of the roundabout being located here and asked if there could be some kind of alternative or a turn lane that would only allow for a right-in, right-out flow.

Byron Haslam stated that both Engineering and UDOT conducted traffic studies for the area and he stated that this is a UDOT road, so their traffic engineer conducted a Traffic Impact Study and determined that the flow of traffic needs to be controlled access and could not work with a traffic signal. He stated the roundabout was determined to be the best and safest solution.

Commissioner Clayson **moved** to recommend the approval of the Canyon Court Urban Zone Change based on the following findings and conditions.

Findings:

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.

Conditions:

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.

Commissioner Carroll **seconded** and the motion **passed** all in favor.

## **CANYON COURT URBAN SUBDIVISION**

There was no additional discussion.

Commissioner Warnick **moved** to approve the Canyon Court Urban Subdivision Preliminary Plat based on the following findings and conditions.

Findings:

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



Conditions:

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.

Commissioner Clayson **seconded** and the motion **passed** all in favor.

Commissioner Clayson moved to adjourn the meeting at 7:15 p.m.

Adopted:

---

Kasey Woodard  
Community Development  
Secretary





200 East Cell Tower  
2025 Modification  
Conditional Use Permit  
1501 North 200 East  
I-1 (Light Industrial) Zone  
Commercial General Plan  
Designation



## PROPOSAL

The applicant has requested that a Conditional Use Permit be approved in order to allow for the modification of an existing cell tower.

This modification to the existing cell tower includes the addition of three new antennas, six radios, a cabinet at the base, and additional associated equipment to ensure functionality. The antennas will sit at a height of 59 feet which is below the existing equipment that's at the top of the pole. The new cabinet and associated electrical equipment will sit near the base of the pole next to the existing cabinets.

Some of the key issues to consider are: potential impacts and the site.

## STAFF RECOMMENDATION

That the proposed 200 East Cell Tower Modification Conditional Use Permit be approved based on the following finding and subject to the following conditions:

### Finding

1. That the proposal is consistent with the City's General Plan Land Use Map Designation and Zoning Map.

### Conditions

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 red-lines.

## EXHIBITS

1. Plans
2. Simulation







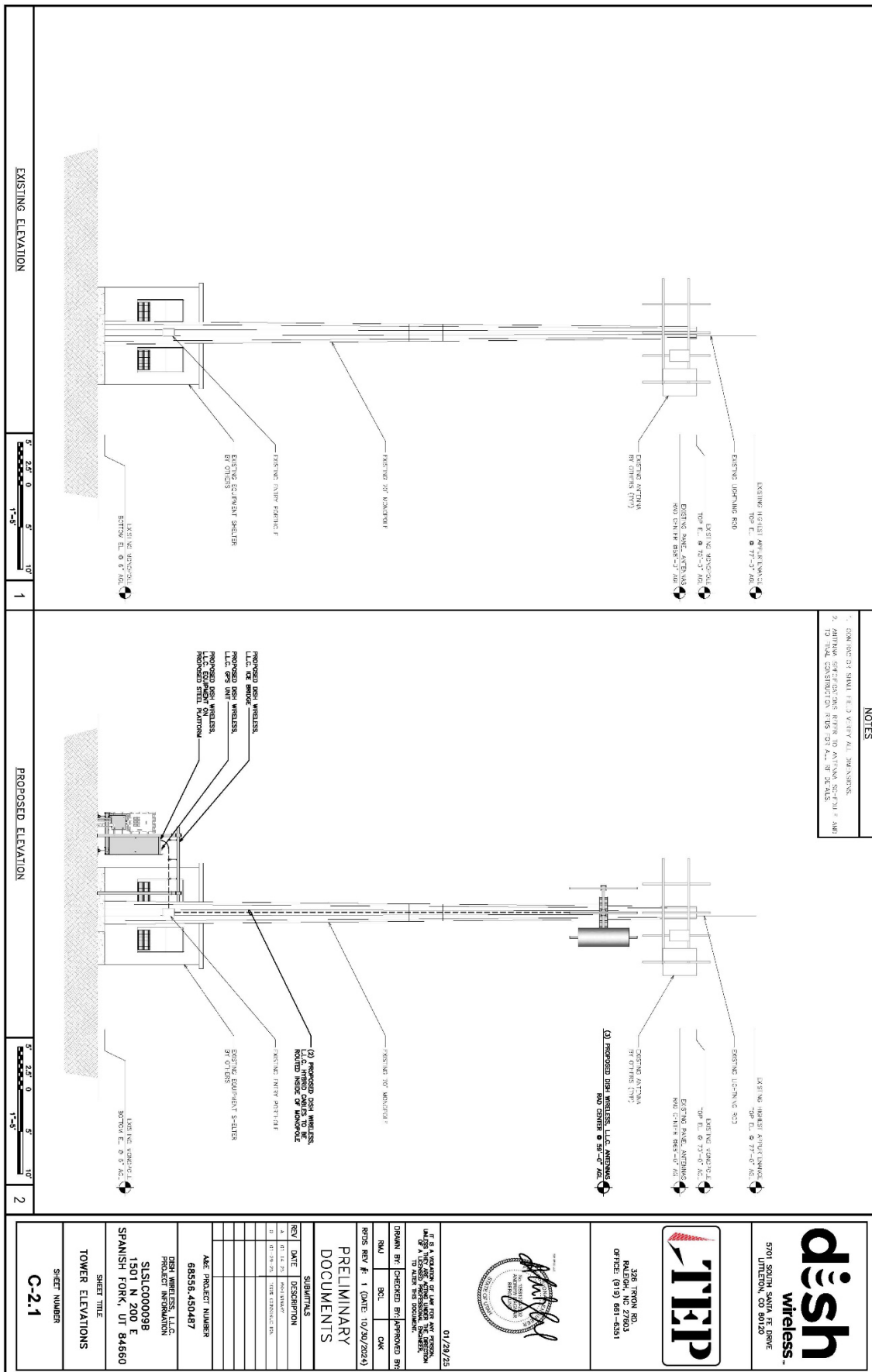
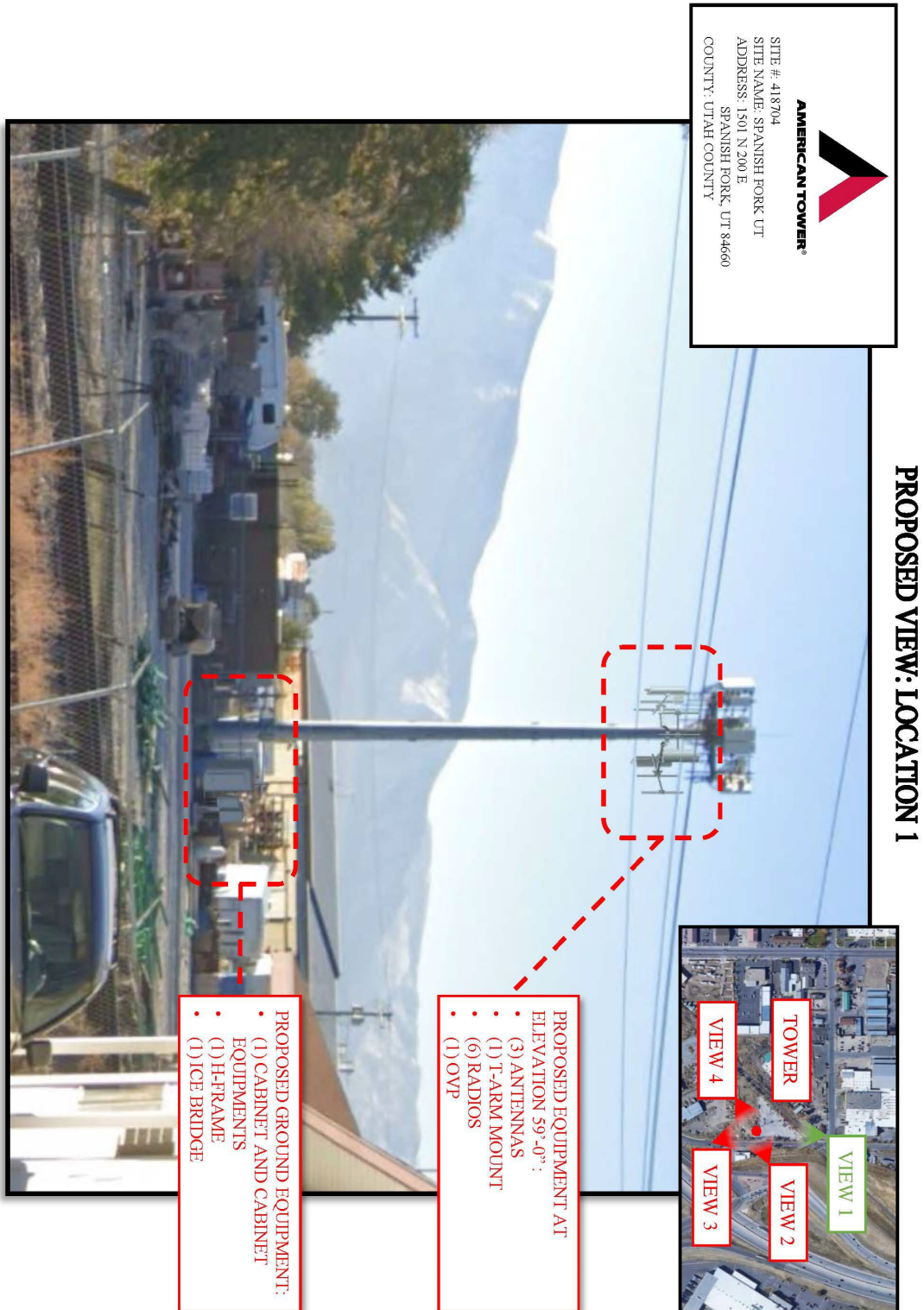




EXHIBIT 2



PHOTO RENDERED BY TEP OPCO, LLC





**TO:** Spanish Fork Planning Commission

**FROM:** Community Development Department

**DATE:** March 5, 2025

**RE:** Draft DRC Minutes for the 200 East Cell Tower Modification Conditional Use Permit

**DRC February 19, 2025:**

Ian Bunker presented the proposed modification to the existing cell tower. He stated they will be adding additional antenna and cabinetry. He stated the height of the new antenna is 59 feet, which is below the existing height of the tower.

Dave Anderson moved to recommend the approval of the proposed 200 East Cell Tower Modification Conditional Use Permit based on the following finding and subject to the following conditions:

Finding:

1. That the proposal is consistent with the City's General Plan Land Use Map Designation and Zoning Map.

Conditions:

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 red-lines.

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





River Run Griffiths  
Zone Change  
1022 South River Bottoms Road  
4.9 acres  
R-3 Residential Zone with MPD Overlay  
General Plan Designation  
High Density Residential



## PROPOSAL

The Applicant has requested a change in the zoning for two parcels north of Volunteer Drive and to the west of River Bottoms Road. The request involves changing the zoning from R-R Rural Residential to R-3 Residential with the Master Planned Development Overlay in order to allow for an expansion of the River Run residential subdivision. The General Plan designates the area north of Volunteer Drive as High Density Residential.

The Applicant has also submitted for amended Preliminary Plat subdivision approval to include the additional condominium and townhome units. The proposed subdivision includes the extension of Volunteer Drive and modifications to the intersection of Bradford Lane and River Bottoms Road. A roundabout is no longer proposed at that intersection.

Some of the key issues to consider are: proposed uses, power, utilities, public improvements and access.

## STAFF RECOMMENDATION

That the proposed River Run Griffiths Zone Change 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.
2. That the proposed zoning district and overlay are consistent with surrounding developments.

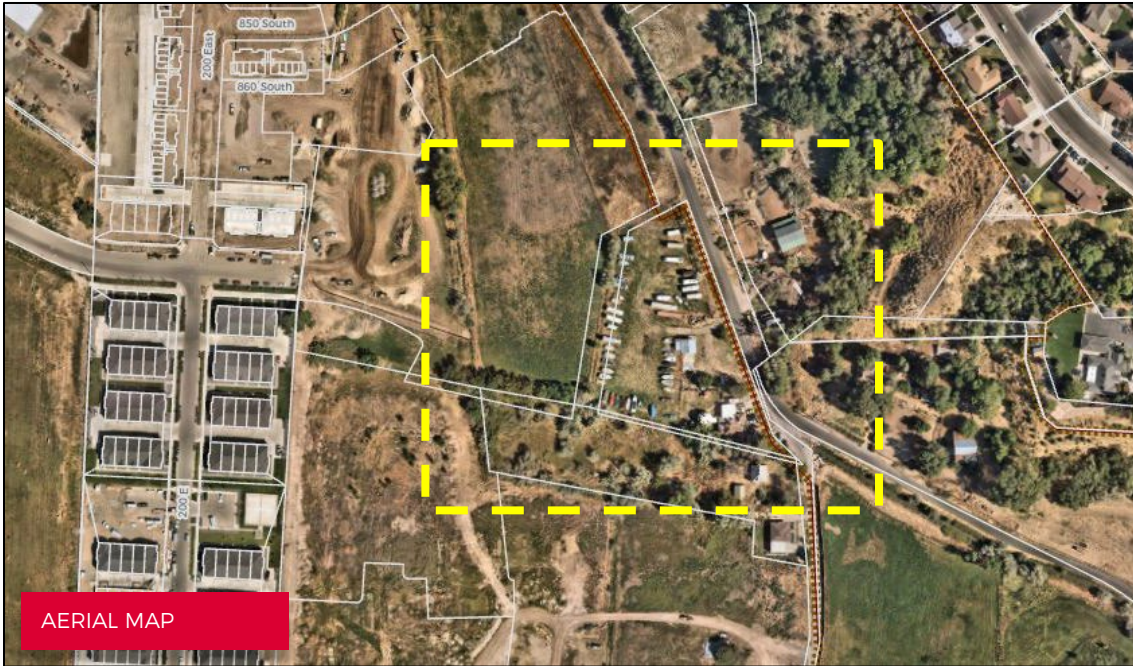
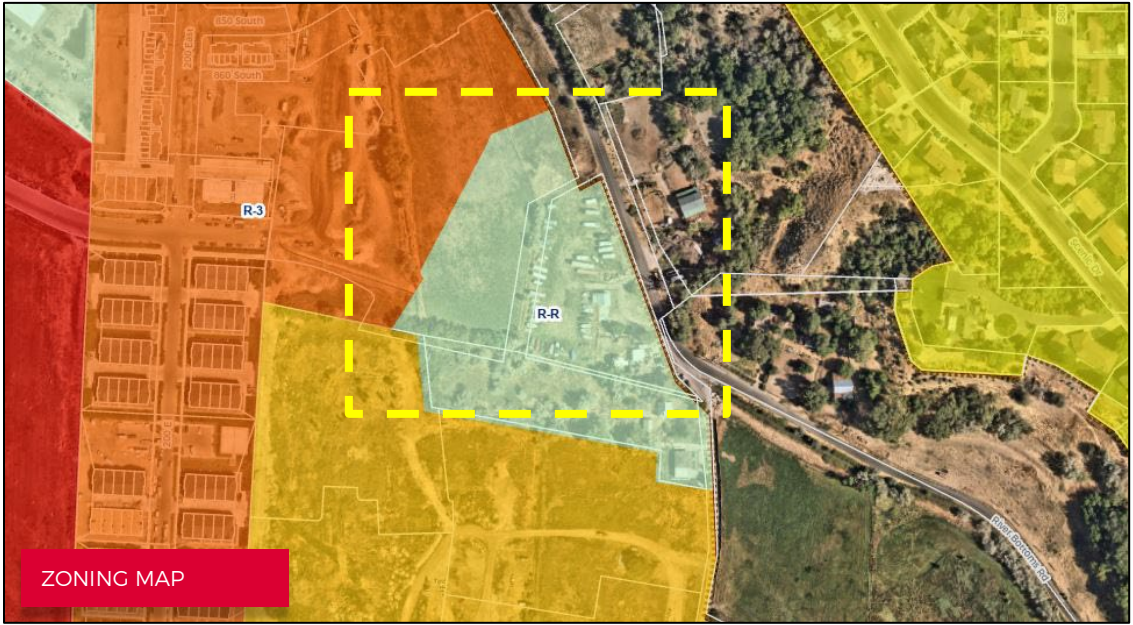
### Conditions

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 red-lines.
3. That the Applicant meets any conditions of previous approvals and agreements.

## EXHIBITS

1. Letter of Request
2. Subdivision Plans







## EXHIBIT 1

Spanish Fork City Council  
40 South Main Street  
Spanish Fork, Utah 84660

**Subject: Request for Zone Change from R-R to R-3 for [Parcel ID - 27:041:0017]**

Dear Spanish Fork City Council Members,

I am requesting a zoning change for my property at **[Parcel ID - 27:041:0017]** from R-R (Rural Residential) to R-3 (Medium-Density Residential) with a Master Planned Development (MPD) Overlay. This change will allow for a thoughtfully planned residential development that aligns with the city's growth and housing needs while enhancing local infrastructure.

The reasons for this request include:

1. **Meeting Housing Demand:** Rezoning to R-3 with the MPD Overlay will support the city's need for diverse housing options by enabling a well-designed, cohesive residential community.
2. **Improving Neighborhood Infrastructure:** Our project will extend Volunteer Drive and connect it to River Bottom Road, creating a safer and more accessible intersection for residents and through traffic.
3. **Compatible Neighborhood Development:** The MPD Overlay ensures that the proposed development will integrate seamlessly with surrounding properties, fostering a balanced and attractive community environment.
4. **Efficient Land Use in Collaboration with City Engineers:** Working closely with City Engineers, we have designed this development to align with Spanish Fork's growth objectives, ensuring efficient use of the property and compliance with infrastructure standards.

The inclusion of the MPD Overlay provides additional flexibility to implement a high-quality design and layout, while maintaining consistency with city planning objectives and regulations.

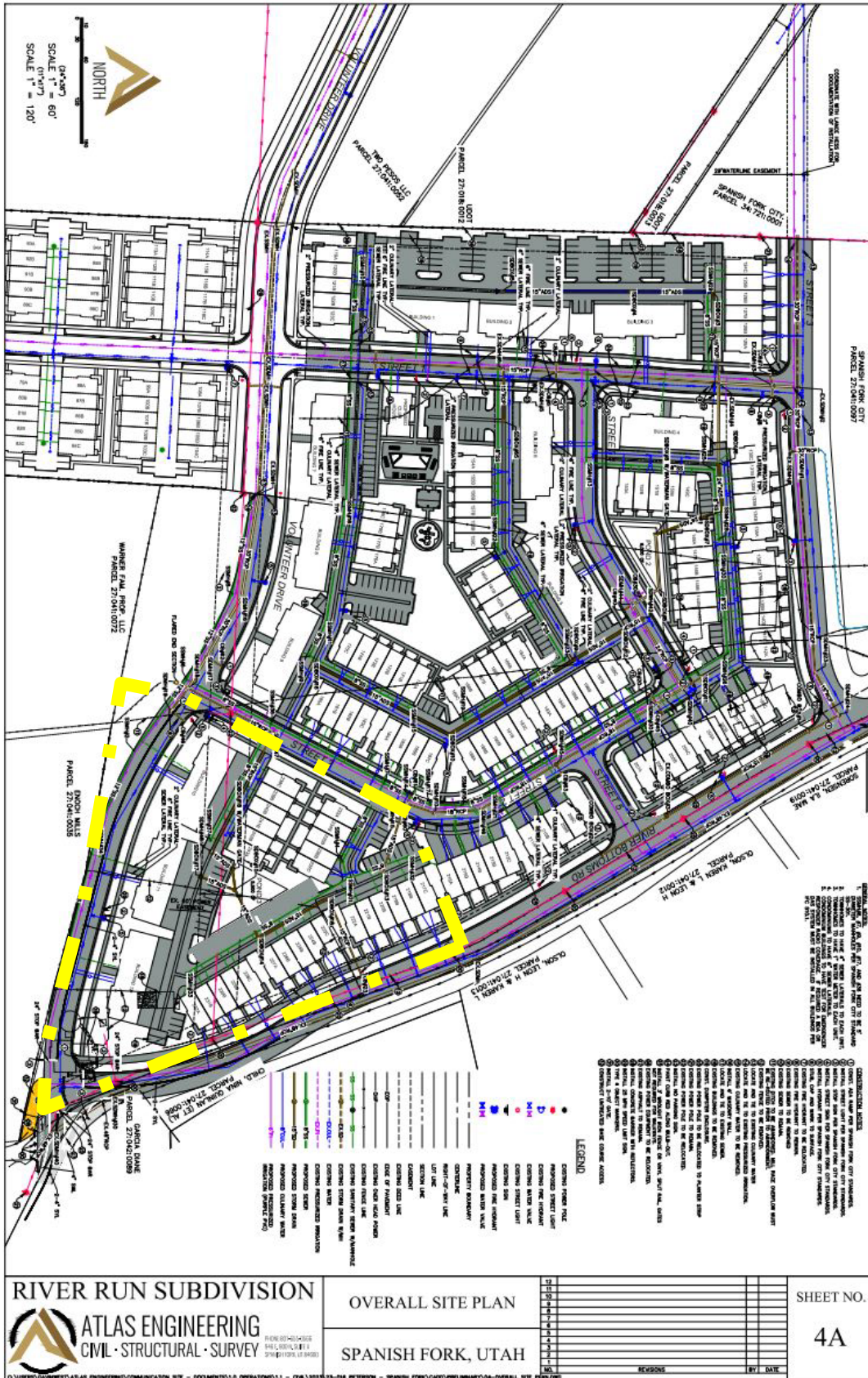
Attached are the necessary documents to support this application, including proposed site plans and development details. I am available for any further discussion or clarification.

Thank you for your time and consideration.

Sincerely,

**Hunter Horsley**  
Land Acquisition and Development  
**Keystone Construction**  
42 E. 1100 S. Ste 1B  
American Fork, UT. 84003







**TO:** Spanish Fork Planning Commission

**FROM:** Community Development Department

**DATE:** March 5, 2025

**RE:** Draft DRC Minutes for River Run Griffiths Zone Change and Preliminary Plat

**DRC February 12, 2025:**

**Zone Change**

Brandon stated that this proposal involves changing the zoning from R-R to R-3 with the MPD Overlay and stated this would be another phase of the River Run development. He briefly discussed the density and stated that this request matches the City's General Plan designation for the area.

Dave Anderson **moved** to recommend the approval of the proposed River Run Griffiths Zone Change to City Council based on the following finding and subject to the following conditions:

**Findings:**

1. That the proposal conforms to the City's General Plan Designation.
2. That the proposed zoning district and overlay are consistent with surrounding developments.

**Conditions:**

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 red-lines.
3. That the Applicant meets any conditions of previous approvals and agreements.
4. That the pending Peterson - River Bottoms Road Annexation be approved by the City Council.



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

### **Preliminary Plat**

Brandon Snyder stated that six months prior, the City had requested that the Applicant hold off on platting the subdivision. He then provided a brief update on the development and timeline. He provided the overall acreage and unit number with a larger portion of the units being townhomes. He stated the phase that is being added is Plat H. He stated that staff is recommending approval based on the findings and conditions provided in the staff reports.

Dave Anderson calls attention to the condo elevation for building 12, he feels this elevation design needs additional architectural improvement due to its prominent location.

Brandon stated that these are identical to the design that was previously approved.

Dave Anderson stated that he is happy to chat further with the Applicants regarding this design. He stated that he would like to discuss this further with the Planning Commission.

Dave Anderson **moved** to recommend the approval of the proposed River Run Subdivision Preliminary Plat to City Council based on the following finding and subject to the following conditions:

#### Finding:

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

#### Conditions:

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 red-lines.
3. That the Applicant meets any conditions of previous approvals and agreements.
4. That the pending River Run Griffiths Zone Change and the Peterson - River Bottoms Road Annexation be approved by the City Council.

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



Seth Perrins wished to express his thoughts as he feels that this is a better end result. He then thanked the Applicants for their patience.

Dave Anderson agreed with Seth and overall feels that this is a big deal, the road connection.





River Run Subdivision - Griffiths  
Preliminary Plat Amendment  
1100 South 300 East  
16.04 acres  
R-3 Residential Zone with MPD Overlay  
General Plan Designation  
High Density Residential



## PROPOSAL

This proposal involves the approval of an amended Preliminary Plat for 30 additional condominium units and 27 additional townhomes units to be located at approximately 1100 South 300 East. The expansion area (Griffiths and Peterson remainder) is just under 5 acres in size. The area is identified as Plat "H" on the phasing plan. The Applicant has also requested a change in the zoning for the project area from R-R Rural Residential to R-3 Residential with the Master Planned Development Overlay.

This proposed subdivision amendment includes the extension of Volunteer Drive and modifications to the intersection of Bradford Lane and River Bottoms Road. A roundabout is no longer proposed at that intersection. The Applicant is working with Staff to further enhance the landscaping and building elevation that will face the new intersection to River Bottoms Road.

Some of the key issues to consider are: power relocation, utilities, public improvements and access.

## STAFF RECOMMENDATION

That the proposed River Run Subdivision – Griffiths Preliminary Plat Amendment be approved based on the following finding and subject to the following conditions:

### Finding

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

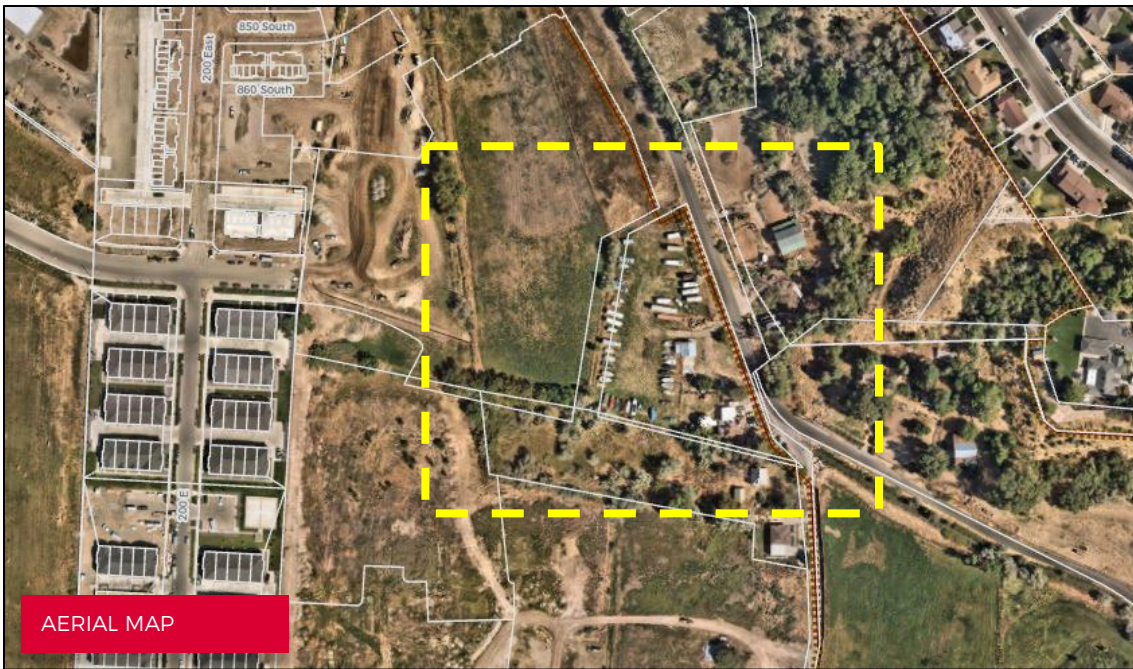
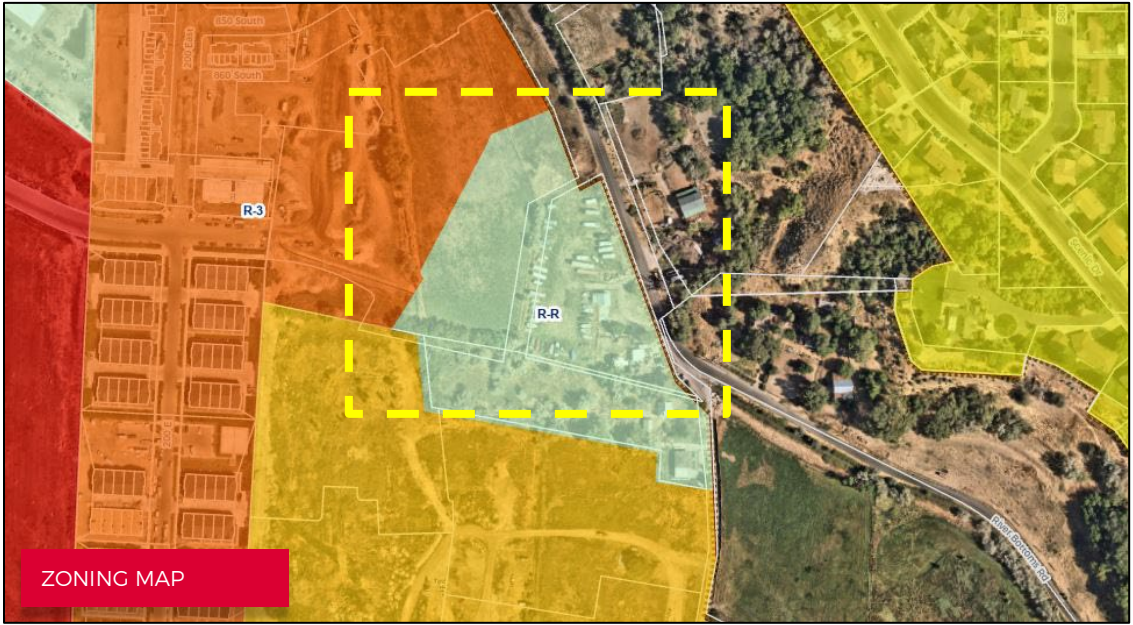
### Conditions

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 red-lines.
3. That the Applicant meets any conditions of previous approvals and agreements.
4. That the pending River Run Griffiths Zone Change be approved by the City Council.

## EXHIBITS

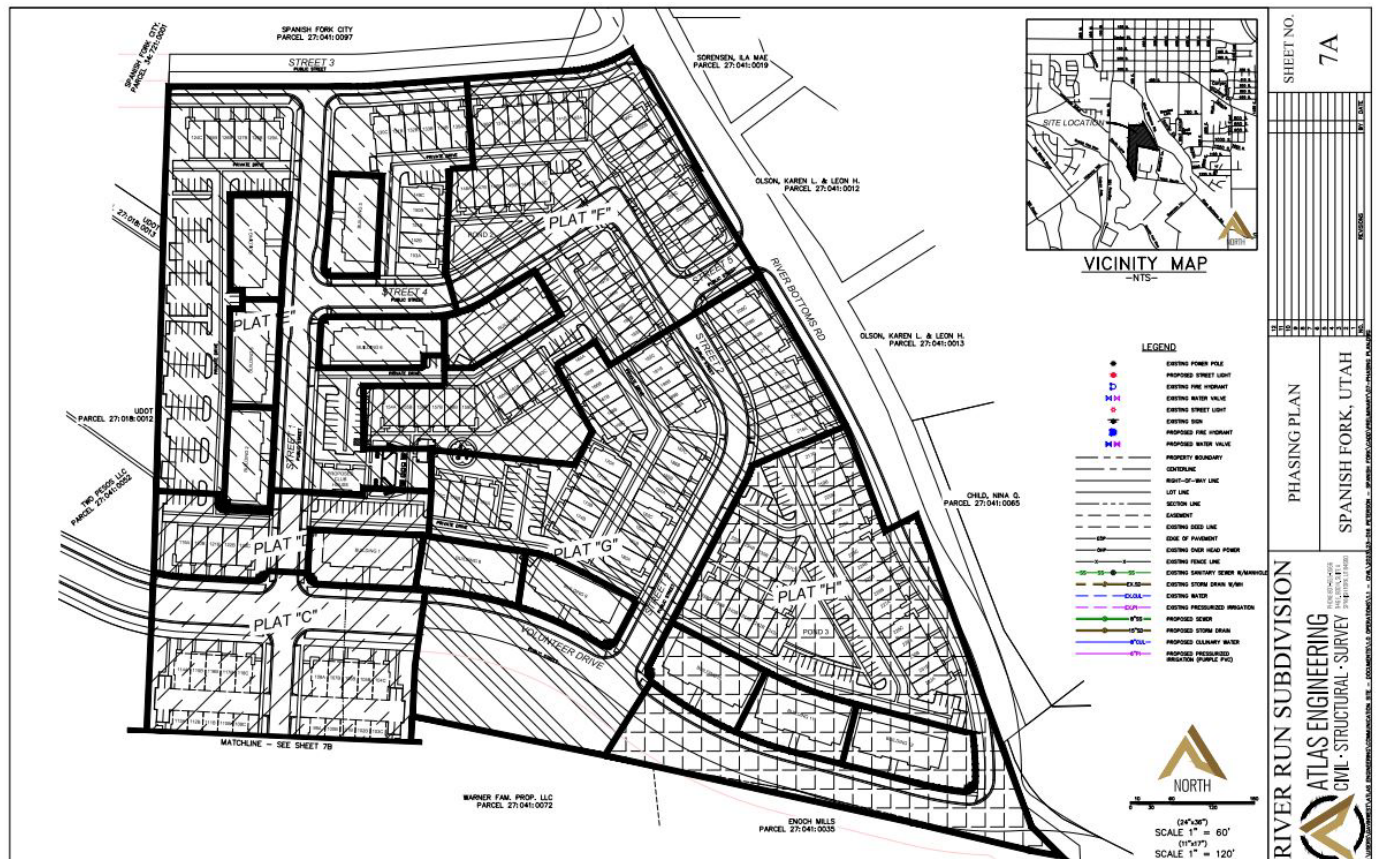
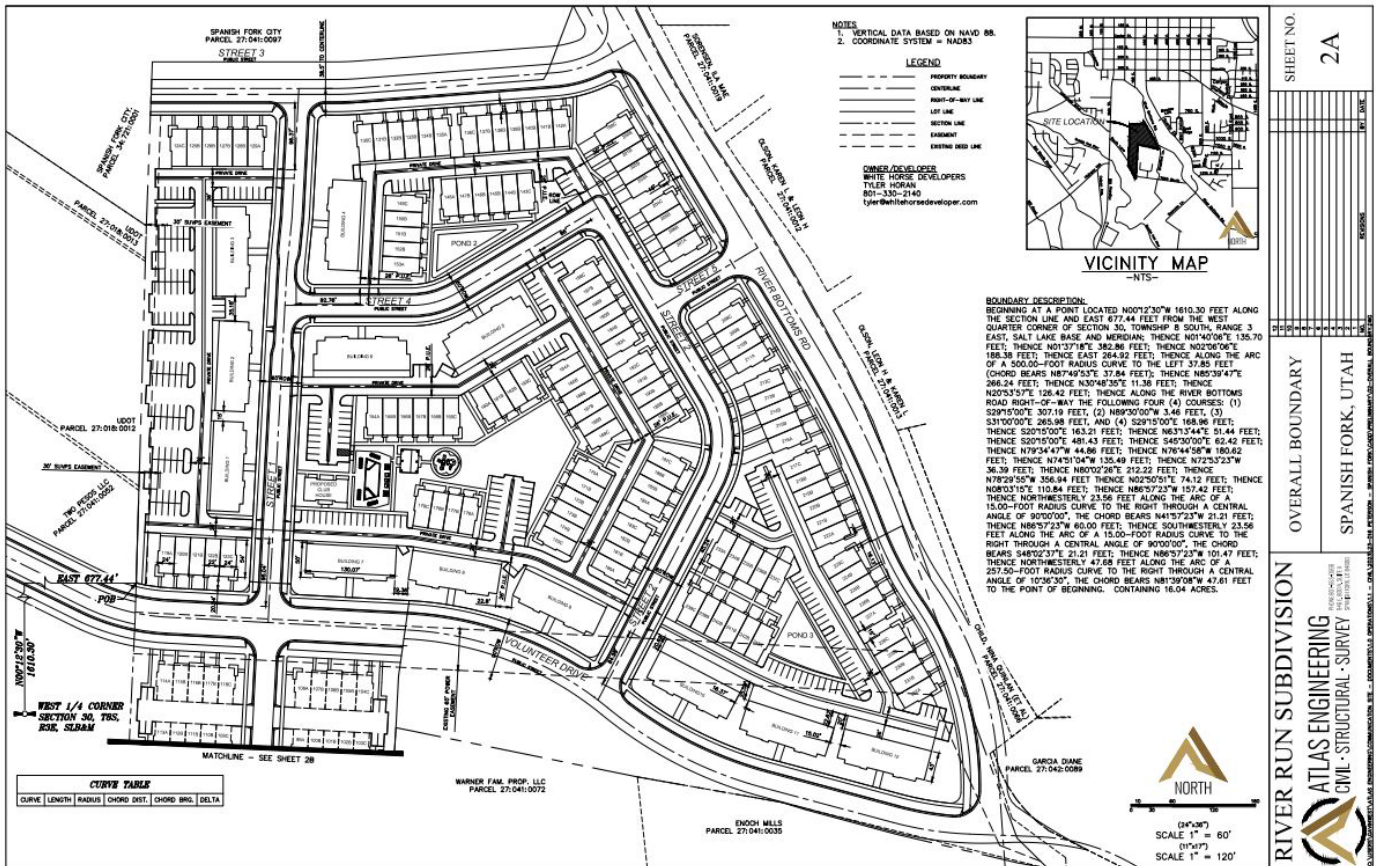
1. Civil Plans
2. Landscaping Plan
3. Building Elevations





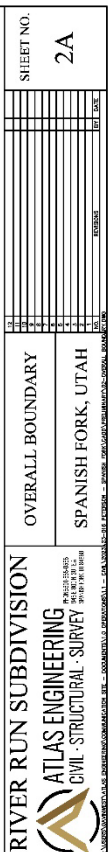
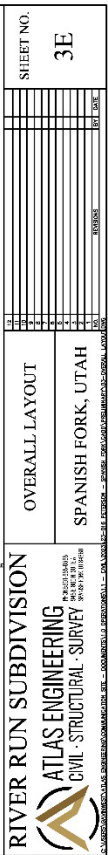


## EXHIBIT 1



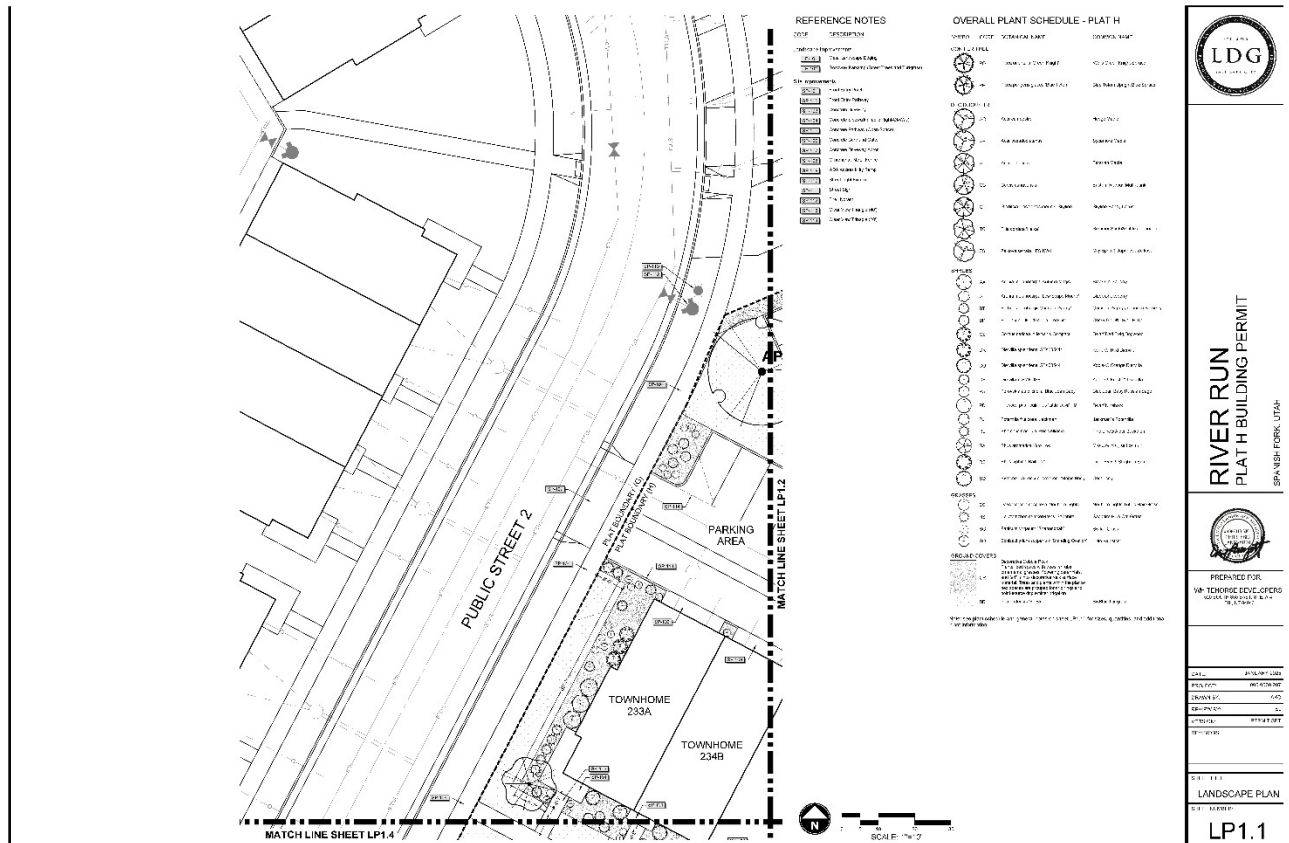
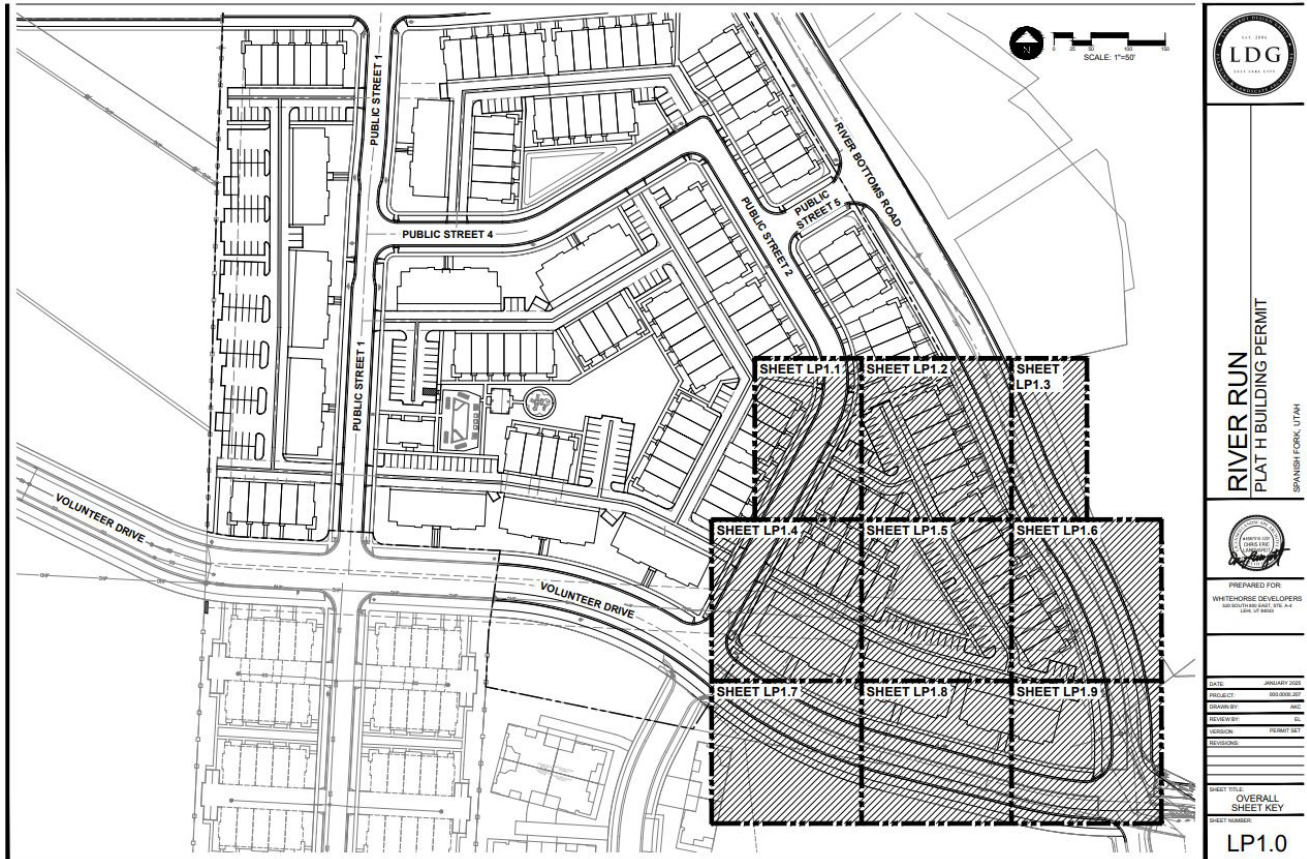


Residents will place their garbage cans where the red lines are placed.





# EXHIBIT 2



















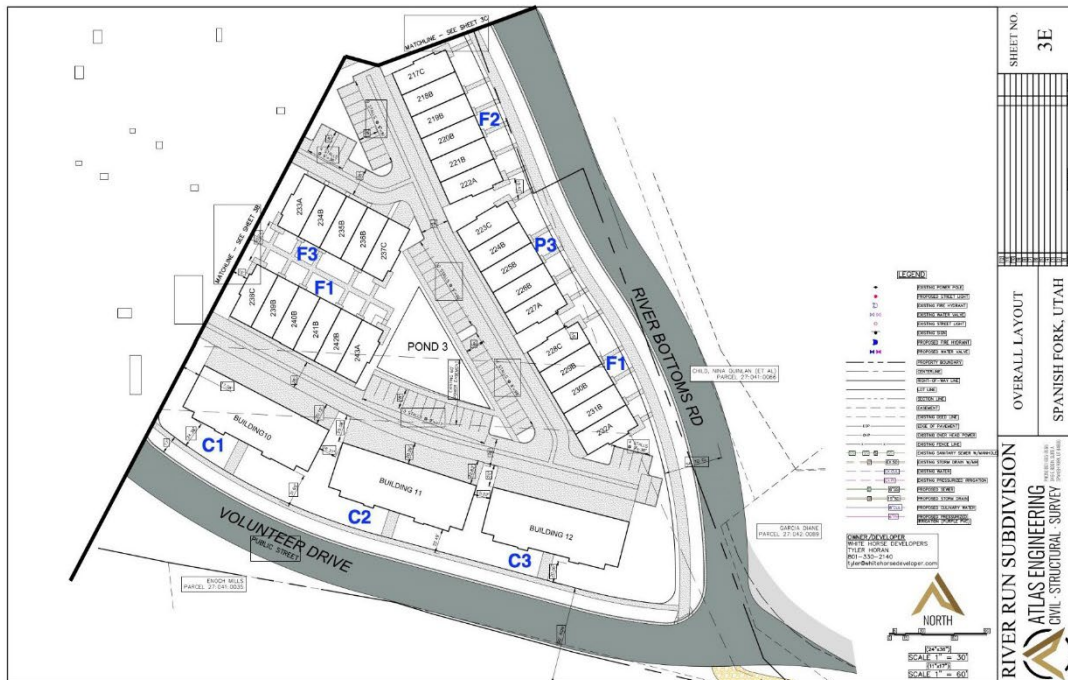


[illegible][illegible]

SHEET 11  
 LANDSCAPE NOTES  
 AND SCHEDULE  
 11 OF 11 PAGES  
 LP1.10



# River Run Color Schemes Plat H





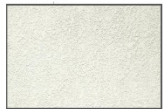
# Farmhouse 1



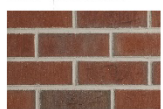
Farmhouse #1



Stucco:  
Shoji White  
SW 7042



Brick:  
Red Flashed Brick



Siding & Shakes:  
Shoji White  
SW 7042



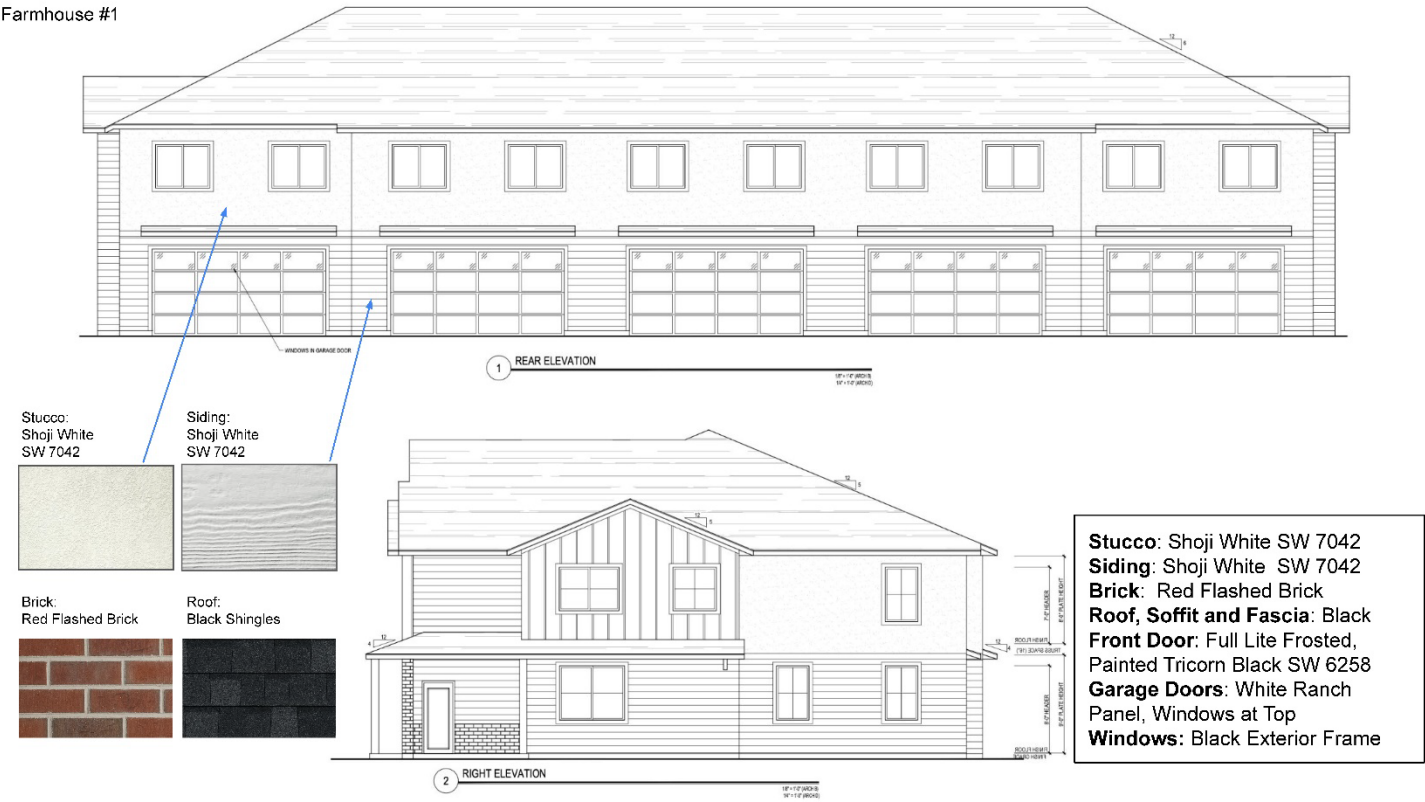
Roof:  
Black Shingles



**Stucco:** Shoji White SW 7042  
**Siding:** Shoji White SW 7042  
**Brick:** Red Flashed Brick  
**Roof, Soffit and Fascia:** Black  
**Front Door:** Full Lite Frosted,  
 Painted Tricorn Black SW 6258  
**Garage Doors:** White Ranch  
 Panel, Windows at Top  
**Windows:** Black Exterior Frame



Farmhouse #1



# Farmhouse 2





Farmhouse #2



1 FRONT ELEVATION

18'-11 1/2" (ARCS)  
18'-11 1/2" (ARCS)

Stucco:  
Shoji White  
SW 7042



Siding & Shakes:  
Shoji White  
SW 7042



Brick:  
White Sands Thin Brick



Roof:  
Black Shingles



2 LEFT ELEVATION

18'-11 1/2" (ARCS)  
18'-11 1/2" (ARCS)

**Stucco:** Shoji White SW 7042  
**Siding:** Shoji White SW 7042  
**Brick:** White Sands Thin Brick  
**Roof, Soffit and Fascia:** Black  
**Front Door:** Full Lite Frosted,  
Painted Tricorn Black SW 6258  
**Garage Doors:** White Ranch  
Panel, Windows at Top  
**Windows:** Black Exterior Frame

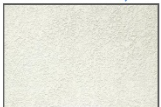
Farmhouse #2



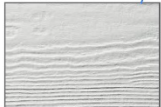
1 REAR ELEVATION

18'-11 1/2" (ARCS)  
18'-11 1/2" (ARCS)

Stucco:  
Shoji White  
SW 7042



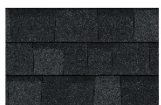
Siding:  
Shoji White  
SW 7042



Brick:  
White Sands Thin Brick



Roof:  
Black Shingles



2 RIGHT ELEVATION

18'-11 1/2" (ARCS)  
18'-11 1/2" (ARCS)

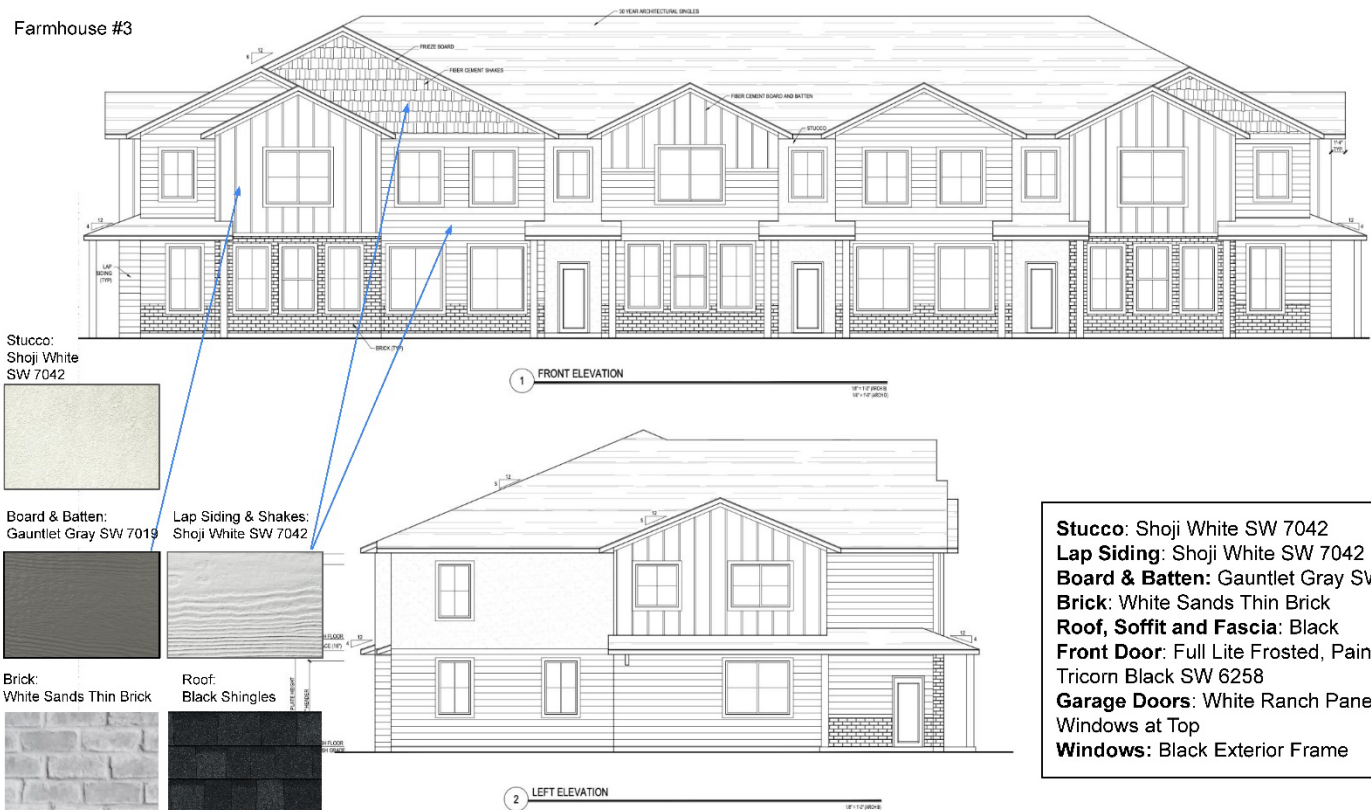
**Stucco:** Shoji White SW 7042  
**Siding:** Shoji White SW 7042  
**Brick:** White Sands Thin Brick  
**Roof, Soffit and Fascia:** Black  
**Front Door:** Full Lite Frosted,  
Painted Tricorn Black SW 6258  
**Garage Doors:** White Ranch  
Panel, Windows at Top  
**Windows:** Black Exterior Frame



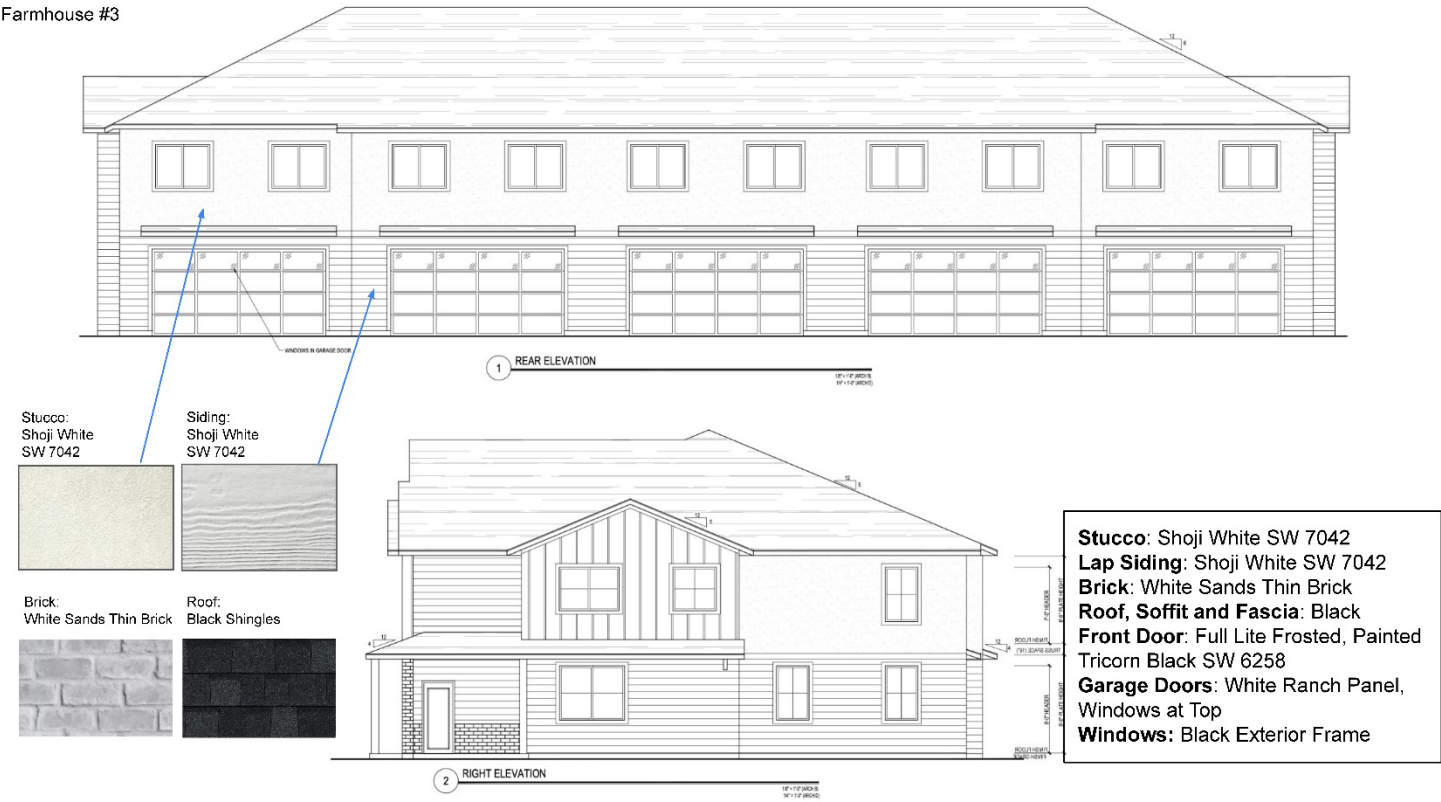
# Farmhouse 3



Farmhouse #3







# Prairie 3





Prairie #3



1 FRONT ELEVATION

Stucco: All Units  
Shoji White SW 7042



Siding: All Units  
Iron Ore SW 7069



Brick: All Units  
Charcoal Thin Brick



Roof: All Units  
Black Shingles



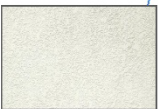
**Stucco:** Shoji White SW 7042  
**Siding:** Iron Ore SW 7069  
**Brick:** Charcoal Thin Brick  
**Roof, Soffit and Fascia:** Black  
**Front Door:** Full Lite Frosted, Painted  
Tricorn Black SW 6258  
**Garage Doors:** Black Ranch Panel,  
Windows at Top  
**Windows:** Black Exterior Frame

Prairie #3



1 REAR ELEVATION

Stucco: All Units  
Shoji White SW 7042



Siding: All Units  
Iron Ore SW 7069



Brick: All Units  
Charcoal Thin Brick



Roof: All Units  
Black Shingles



**Stucco:** Shoji White SW 7042  
**Siding:** Iron Ore SW 7069  
**Brick:** Charcoal Thin Brick  
**Roof, Soffit and Fascia:** Black  
**Front Door:** Full Lite Frosted, Painted  
Tricorn Black SW 6258  
**Garage Doors:** Black Ranch Panel,  
Windows at Top  
**Windows:** Black Exterior Frame



# River Run Condos



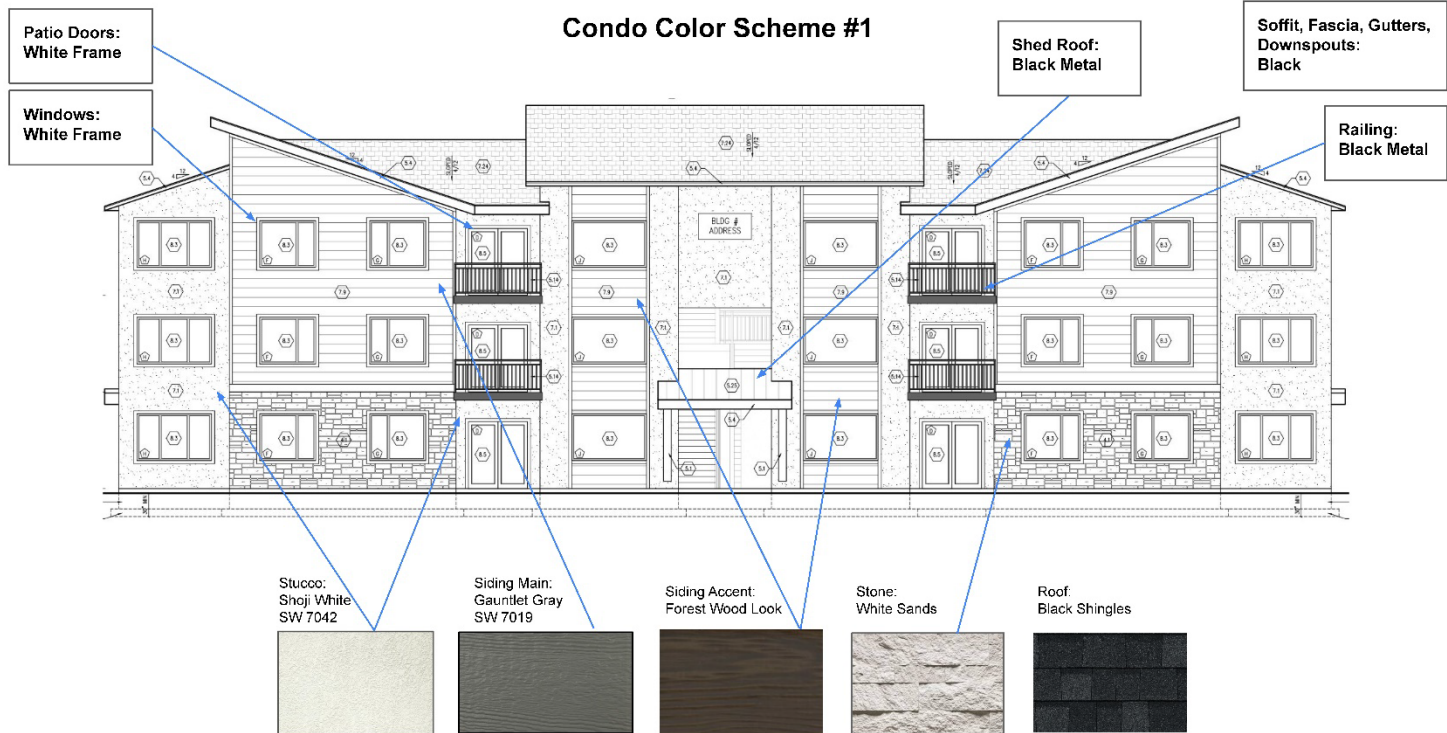




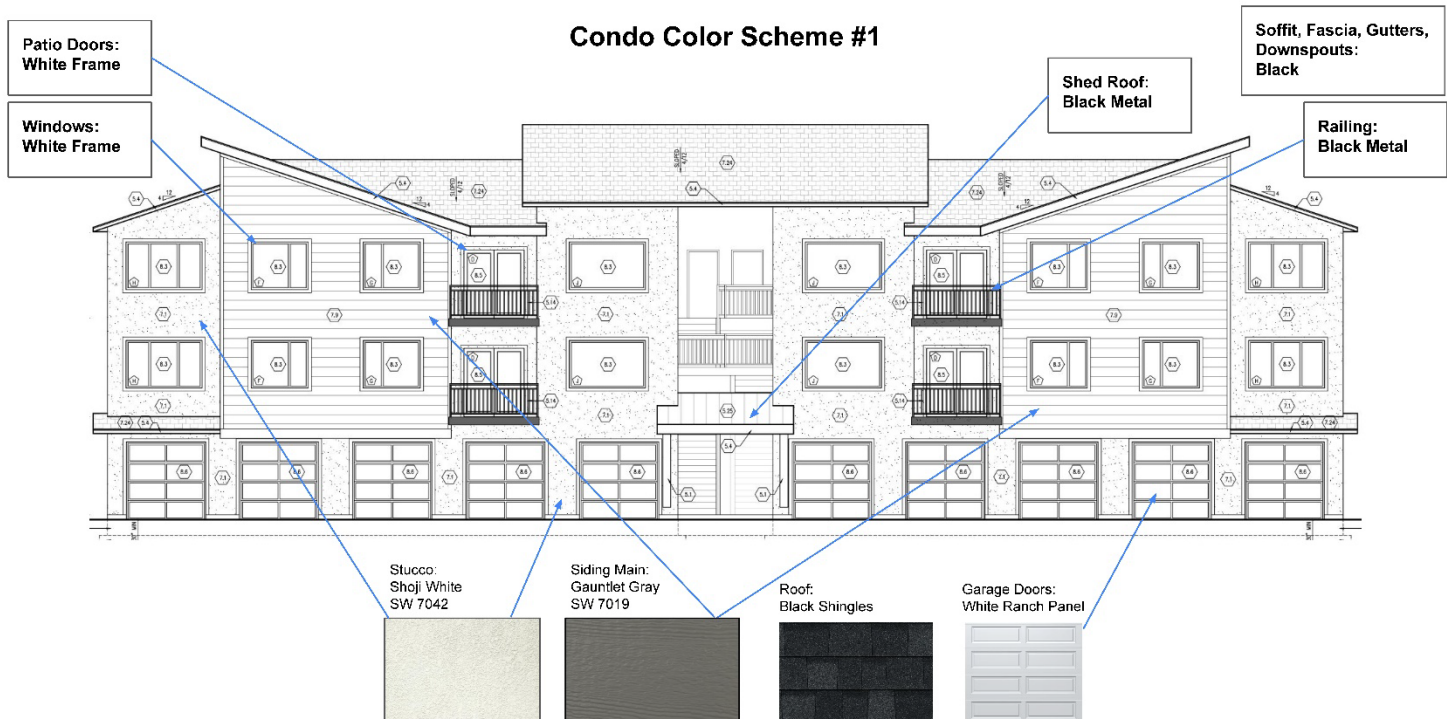
## Condo Color Scheme #1







**Front Elevation**

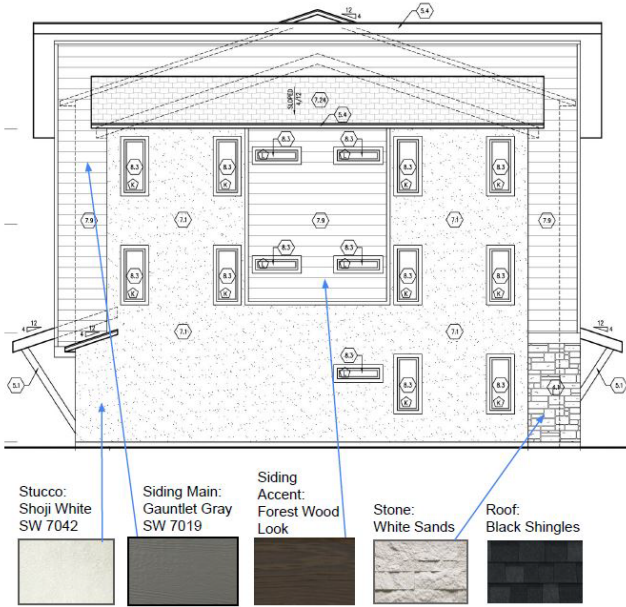


**Rear Elevation**

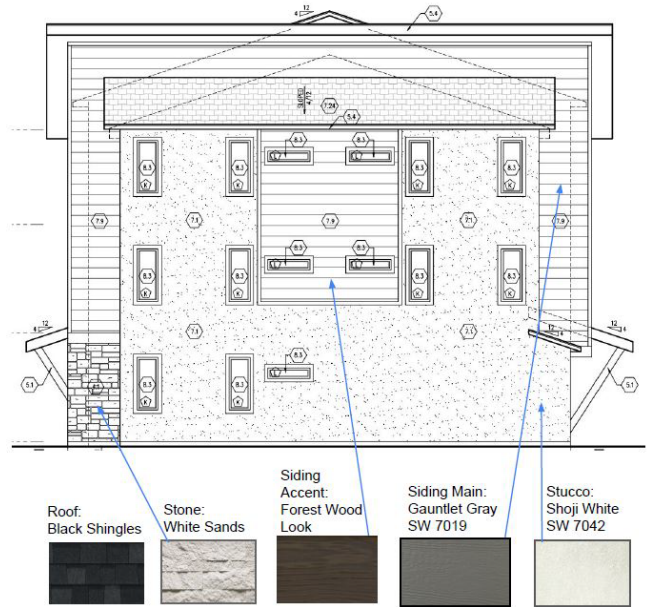


## Condo Color Scheme #1

**Left Elevation**

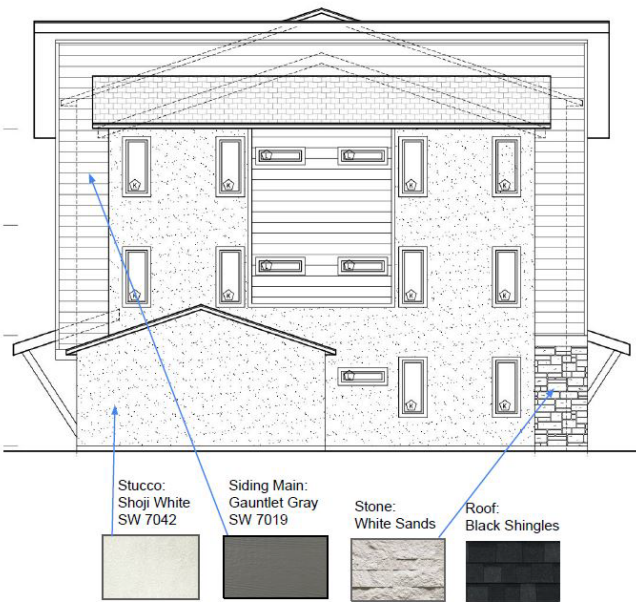


**Right Elevation**

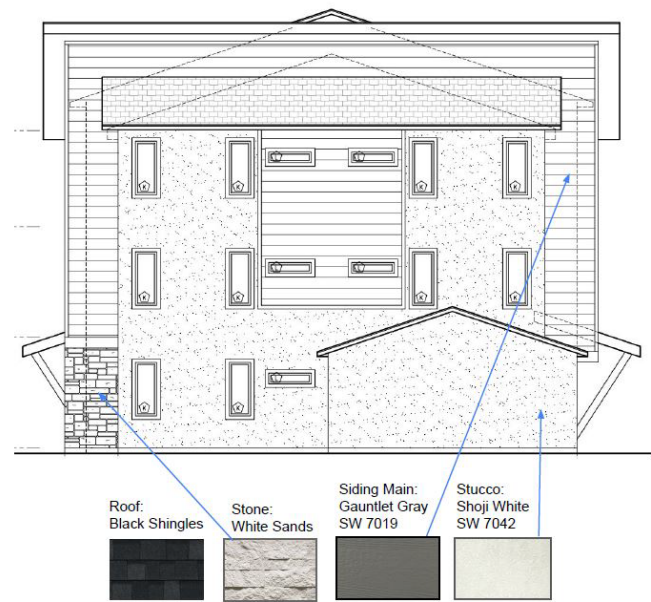


## Condo Color Scheme #1

**Left Elevation (ADA)**

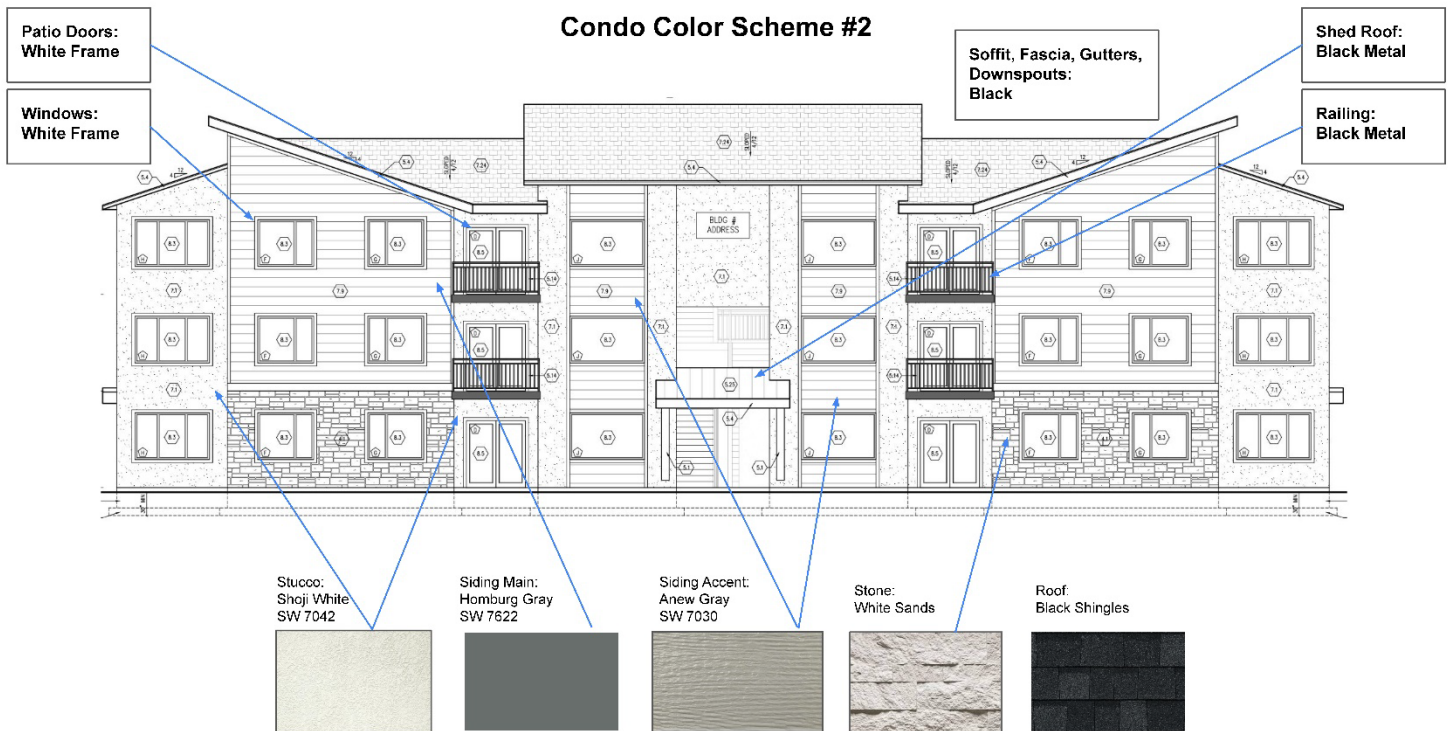


**Right Elevation (ADA)**



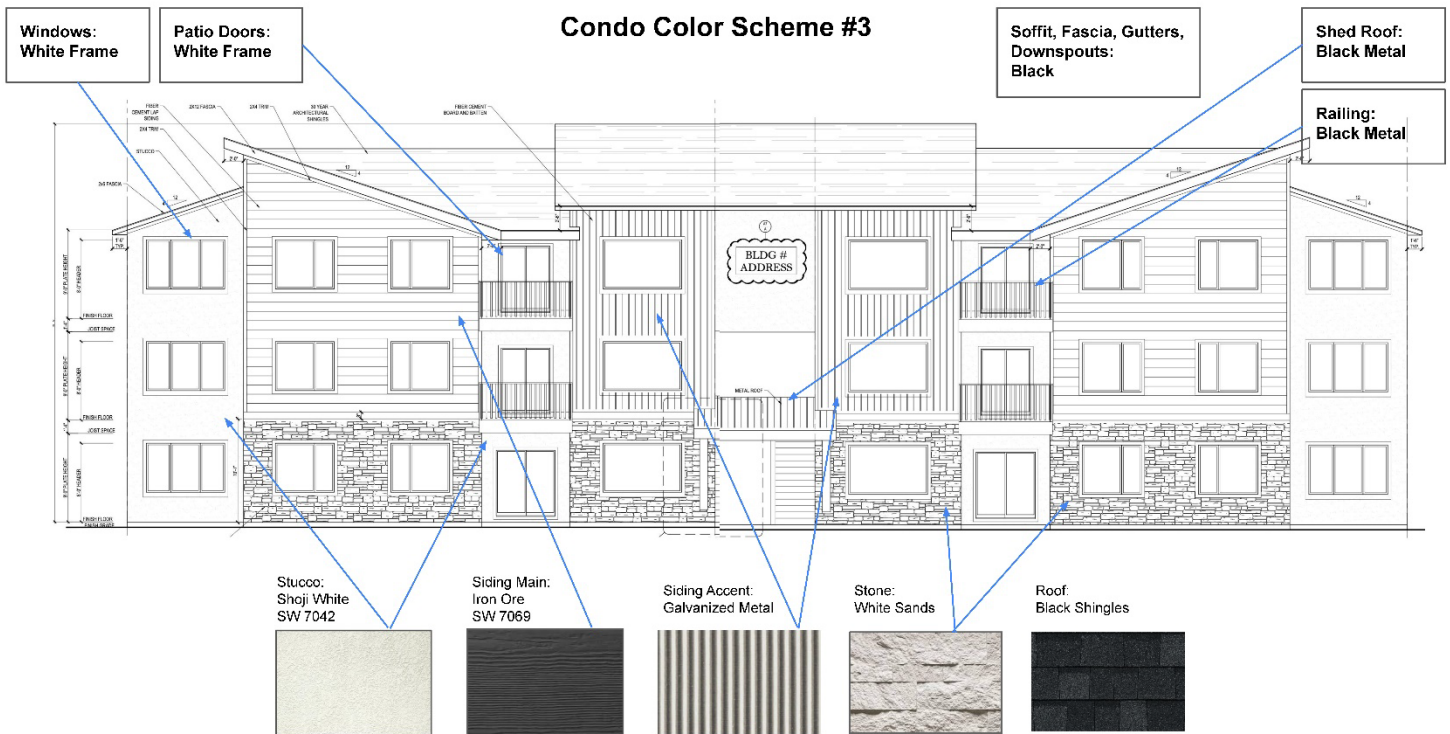


# Condo Color Scheme #2





# Condo Color Scheme #3







Whispering Pines  
Zone Change  
3600 East Powerhouse Road  
63.7 acres  
R-3 Residential Zone with MPD Overlay  
General Plan Designation  
Mixed Use



## PROPOSAL

The Applicant has requested that a Zone Change from I-1 Light Industrial to R-3 Residential with the Master Planned Development Overlay be approved in order to allow for a residential subdivision. The City Council previously amended the General Plan land use designation for the property from Industrial to Mixed Use. The R-3 Residential is a zoning district that is consistent with the Mixed Use designation.

The Applicant has also submitted for Preliminary Plat subdivision approval. The zone change is needed for the proposed subdivision to move forward. The proposed subdivision includes eight phases with a total of 579 lots/units with an average development density of 9.8 units per acre. The housing proposed includes 240 condominiums, 175 rear/front load townhomes, 140 back-to-back townhomes, and 24 residential lots.

Staff recommends that the zoning districts be further clarified and outlined on an updated zoning exhibit. Key consideration includes the use of commercial zoning on the corner Lot 801, use of the Public Facilities zone (on parcels A and B which are to be owned and maintained by the City, and possibly for the UDOT r-o-w), and the boundaries of the areas to be R-3 with the MPD Overlay.

Some of the key issues to consider are: access, phasing, proposed uses, power, utilities, public improvements, and consistency with the surrounding area.

## STAFF RECOMMENDATION

That the proposed Whispering Pines Zone Change be approved based on the following findings and subject to the following condition:

### Findings

1. That the proposal conforms to the City's General Plan Designation.
2. That the proposal provides for a range of housing types within Spanish Fork City.
3. That residential development is more compatible with the golf course than industrial uses.
4. That by phasing the development and providing needed access improvements, the proposal will have lessened impact on adjoining or nearby properties.

### Condition

1. That the Applicant enters into a development agreement with Spanish Fork City, prior to preliminary plat or zone change approvals, which includes language that provides milestones for the number of homes that are allowed before a UDOT approved intersection at Highway 6 and Highway 89 is underconstruction.

## EXHIBITS

1. Letter of Request
2. Subdivision Proposal







## EXHIBIT 1

### PROPERTY OWNER SUPPORT

**TO:** Spanish Fork Planning and Economic Development

**FROM:** Mr. Jeff Grasso, WDC Industrial Utah Owner LP

3874 E. Little Cottonwood Lane

Sandy, Utah 84092

**DATE:** November 7<sup>th</sup>, 2024

**SUBJECT:** Property Owner Support, Zoning Map Amendment

#### PROPERTY OWNER SUPPORT OF PROPOSED ZONING MAP AMENDMENT

The intention of our Zoning Map Amendment application is to modify zoning designations in a specific area of the Spanish Fork General Plan (SFGP), in an effort to pursue and MPD Overlay district designation which would serve as the framework for the development of a Master Planned Community near the mouth of Spanish Fork Canyon. The action would affect the following parcels:

- 46:680:0002
- 46:680:0003
- 46:680:0006

Presently, these parcels are identified on the Spanish Fork Zoning Map as Industrial use. Ordinance No. 07-2024 was passed in April of 2024, updating the SFGP designation of these parcels from Industrial to Mixed Use. Our intent now is to propose a zoning map amendment, updating the zoning of these parcels from I-1 Light Industrial to R-3 Residential District.

Please accept this letter as 100% property owner support for the proposed zoning map amendment.

Thank you,



Jeff Grasso, WDC Industrial Utah Owner LP



EXHIBIT 2



WHISPERING PINES  
4000 E. POWERHOUSE RD.  
SPANISH FORK, UTAH





Whispering Pines Subdivision  
Preliminary Plat  
3600 East Powerhouse Road  
63.7 acres  
R-3 Residential Zone with MPD Overlay  
General Plan Designation  
Mixed Use



## PROPOSAL

The Applicant has submitted a Preliminary Plat for a Master Planned Development for approval. The Applicant has also requested that a Zone Change from I-1 Light Industrial to R-3 Residential with the Master Planned Development Overlay be approved.

The proposed subdivision includes eight phases with a total of 579 residential lots/units with an average development density of 9.8 units per acre. The housing proposed includes 240 condominiums, 175 rear/front load townhomes, 140 back-to-back townhomes, and 24 residential lots. Proposed phase 8 is a corner commercial lot.

The proposal includes access improvements and public improvements. Portions of the development are subject to the regulations of the Hillside Development ordinances. The areas with hillside restrictions and a scenic easement have been identified on the subdivision plat and plans.

Parking for 20% of the required condominium parking is provided on-street. The remaining house product types exceed the minimum parking requirement of 2.5 stalls per unit. (Municipal Code 15.4.16.120 Parking: B-8. Required parking shall be provided on-site or on contiguous lots. Exceptions to this requirement may be granted by the City Council for projects in the R-3 and R-4 Zones where up to 20% of the development's required parking may be provided on-street. This exception may be granted after the applicant demonstrates that counting on-street parking will not result in a parking deficiency or other adverse condition.)

The Applicant has requested modifications to the proposed setbacks. Staff recommends that these be further discussed and finalized.

The Applicant has worked with staff to provide an appropriate buffer from the existing industrial warehouse to the south with a street r-o-w, landscaping and a masonry wall.

The Applicant is proposing robust landscaping, amenities and trail system. The trail system will help to further connect the area trail network. Part of the development improvements include a trailhead parking lot and restrooms.

The development provides for well-connected interior public streets and private alleyways. Adequate and safe access will be further discussed.

The applicant is proposing to utilize individual residential garbage cans instead of dumpster enclosures.

Some of the key issues to consider are: access, phasing, proposed uses, SESD easement, power, utilities, public improvements, and consistency with the surrounding area.

## STAFF RECOMMENDATION

That the proposed Whispering Pines Subdivision Preliminary Plat be approved based on the following finding and subject to the following conditions:



## Finding

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

## Conditions

1. That the Applicant meets the City's development and construction standards, zoning requirements and other applicable City ordinances.
2. That the Applicant addresses all red-line review comments.
3. That the City Council approves of the corresponding zone change request.
4. That the proposed setbacks be further discussed and finalized.
5. That the interior fencing and landscaping plans be further detailed and reviewed.

## EXHIBITS

1. Subdivision Proposal
2. Landscaping Plans
3. Project Guidebook







39 EAST HIGHWAY 6 SPANISH FORK, UTAH

INDEX OF DRAWINGS

1 OF 6	PRELIMINARY PLAT
2 OF 6	PRELIMINARY PLAT
3 OF 6	PRELIMINARY PLAT
4 OF 6	PRELIMINARY PLAT
5 OF 6	PRELIMINARY PLAT
6 OF 6	PRELIMINARY PLAT
C-001	CIVIL GENERAL NOTES
C-100	OVERALL SITE PLAN
C-101	OVERALL PHASING PLAN
C-102	OVERALL PUBLIC VS PRIVATE ROADWAY PLAN
C-103	TRAIL AND AMENITIES PLAN
C-104	REFUSE CONTAINER MASTER PLAN
C-105	HIGH-T INTERSECTION ENLARGED PLAN
C-200	OVERALL GRADING AND DRAINAGE PLAN
C-300	OVERALL UTILITY PLAN
C-301	SEWER PLAN
C-302	SEWER PLAN
C-400	DETAILS
C-401	DETAILS

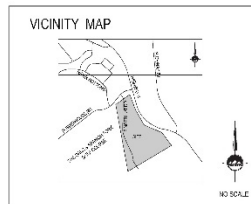
DATE PRINTED  
February 14, 2025

[illegible]

**NOTICE TO DEVELOPER/CONTRACTOR:**

"ALL" THE WORK DESCRIBED HEREIN IS IN PROGRESS, AND SUBJECT TO CHANGE, AND DOES NOT CONSTITUTE A GUARANTEE OF ACCURACY OR A WARRANTY, REPRESENTATION, OR ENDORSEMENT OR CONTRACTING SERVICE. PLEASE USE APPROPRIATE JUDGMENT AND CONSULT WITH THE DEVELOPER/CONTRACTOR REGARDING ANY LIMITS TO THE ESTIMATION WHICH IS SOLELY THE DEVELOPER/CONTRACTOR'S RESPONSIBILITY, NOT THE DEVELOPER'S, OR THE CONTRACTOR'S, ETC.

**UTILITY DISCLAIMER:** THE INFORMATION CONTAINED HEREIN IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT INTENDED TO BE USED FOR TRADING OR INVESTING. THE INFORMATION IS NOT A RECOMMENDATION TO BUY OR SELL ANY FINANCIAL INSTRUMENT OR TO ENGAGE IN ANY FINANCIAL TRANSACTION. THE INFORMATION IS NOT A GUARANTEE OF ANY RESULTS OR RETURNS. THE INFORMATION IS NOT A SUBSTITUTE FOR PROFESSIONAL ADVICE. THE INFORMATION IS NOT A GUARANTEE OF ANY RESULTS OR RETURNS. THE INFORMATION IS NOT A SUBSTITUTE FOR PROFESSIONAL ADVICE.



GENERAL NOTES

- [illegible]



**SANDY**  
42 W 1800 S, Suite 500  
Sandy UT 84070  
Phone: 405.055.2729

**LAYTON**  
Phone: 405.047.1100

**TRIGGLE**  
Phone: 405.643.2590

**CEDAR CITY**  
Phone: 405.695.1553

**RICHFIELD**  
Phone: 405.693.2281

[WWW.ENSIGNENG.COM](http://WWW.ENSIGNENG.COM)



**WHISPERING PINES AT SPANISH FORK CANYON**  
**PRELIMINARY PLAT**  
**39 EAST HIGHWAY 6**  
**SPANISH FORK, UTAH**

**COVER**










AMENDING LOTS 1, 2, THE PARCEL BENTDENT AS A 56' PRIVATE DRIVE, AND  
PORTION OF LOTS 3 AND 4 OF MOARK JUNCTION SUBDIVISION PLAT 'A'  
LOCATED IN THE NORTHWEST QUARTER OF SECTION 34  
TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE & MERIDIAN  
SPANISH FORK, UTAH COUNTY, UTAH  
PRELIMINARY PLAT





AMENDING LOTS 1, 2, THE PARCEL DENOTED AS A 56' PRIVATE DRIVE, AND  
PORTION OF LOTS 3 AND 4 OF MOARK JUNCTION SUBDIVISION PLAT "A"  
LOCATED IN THE NORTHWEST QUARTER OF SECTION 34,  
TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE & MERIDIAN  
SPANISH FORK, UTAH COUNTY, UTAH  
PRELIMINARY PLAT



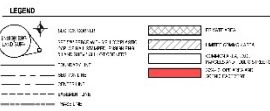


AMENDING LOTS 1, 2, THE PARCEL DESIGNATED AS A 56' PRIVATE DRIVE, AND A  
PORTION OF LOTS 3 AND 4 OF MOARK JUNCTION SUBDIVISION PLAT "A"  
LOCATED IN THE NORTHWEST QUARTER OF SECTION 34  
TOWNSHIP 6 SOUTH RANGE 3 EAST, SALT LAKE BASE & MERIDIAN  
SPANISH FORK, UTAH COUNTY, UTAH  
PRELIMINARY PLAT





AMENDING LOTS 1, 2, THE PARCEL DENOTED AS A 55' PRIVATE DRIVE, AND  
PORTION OF LOTS 3 AND 4 OF MOARK JUNCTION SUBDIVISION PLAT "A"  
LOCATED IN THE NORTHWEST QUARTER OF SECTION 34,  
TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE & MERIDIAN  
SPANISH FORK, UTAH COUNTY, UTAH  
PRELIMINARY PLAT



LINE	DESCRIPTION	AMOUNT
10	SALES TAX	10.00
11	SALES TAX	10.00
12	SALES TAX	10.00

AMENDING LOTS 1 & 2, THE PARCEL DENOTED AS A 61' PRIVATE DRIVE, AND A  
PORTION OF LOTS 3 AND 4 OF MARK JUNCTION SUBDIVISION FLAT "A"  
LOCATED IN THE NORTHWEST QUARTER OF SECTION 34,  
TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE & MERIDIAN  
SPANISH FORK, UTAH COUNTY, UTAH

**DEVELOPER**  
**EDGE HOMES**  
13782 S. 200 W., STE 8  
DRAPER, UTAH 84020  
PHONE: 321.301.8196

SHEET 5 OF 5  
PROJECT: 11-111111-101  
DRAWING: 11-111111-101  
DATE: 11-11-11  
BY: 11-11-11







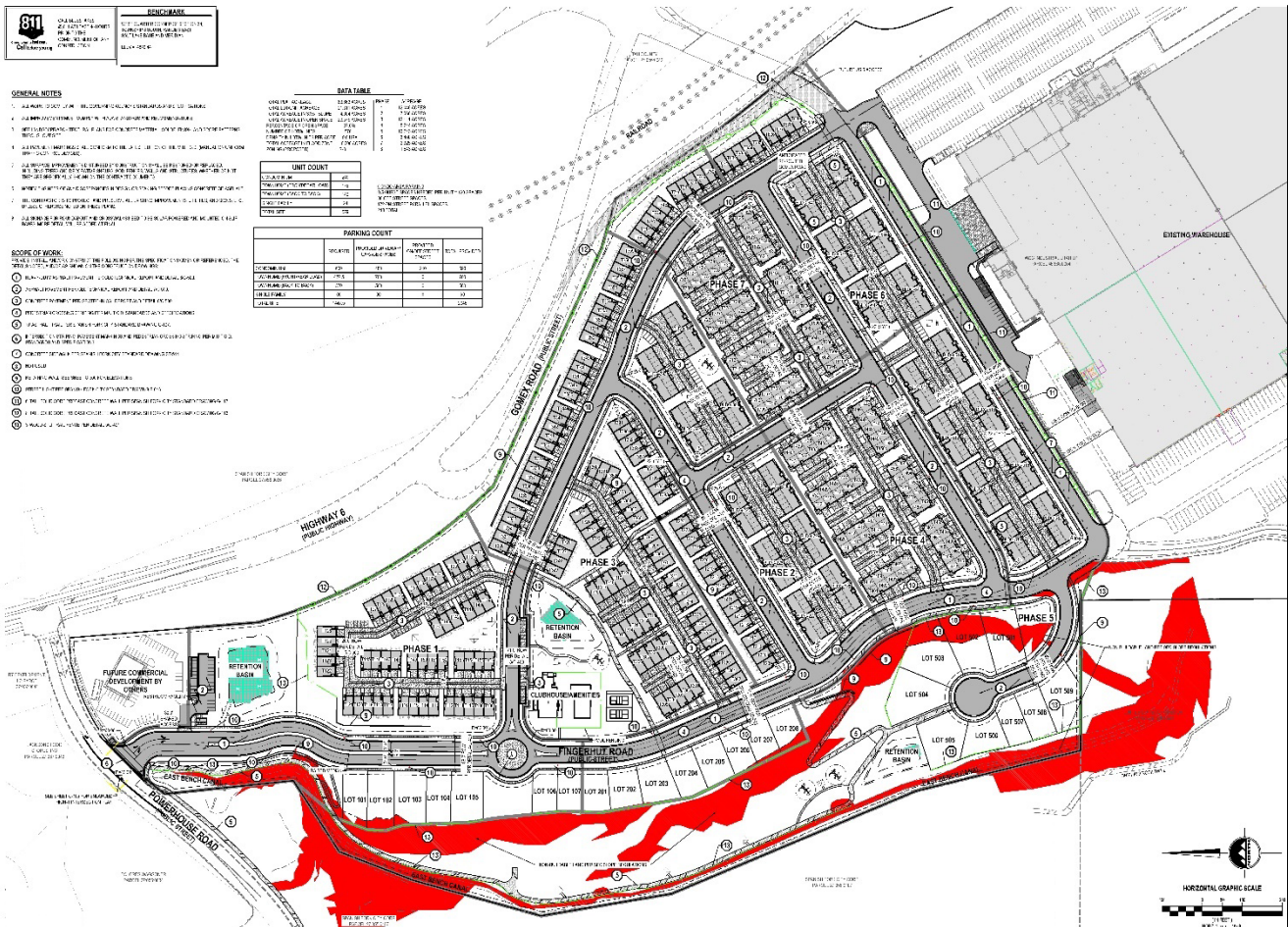


## Page 11

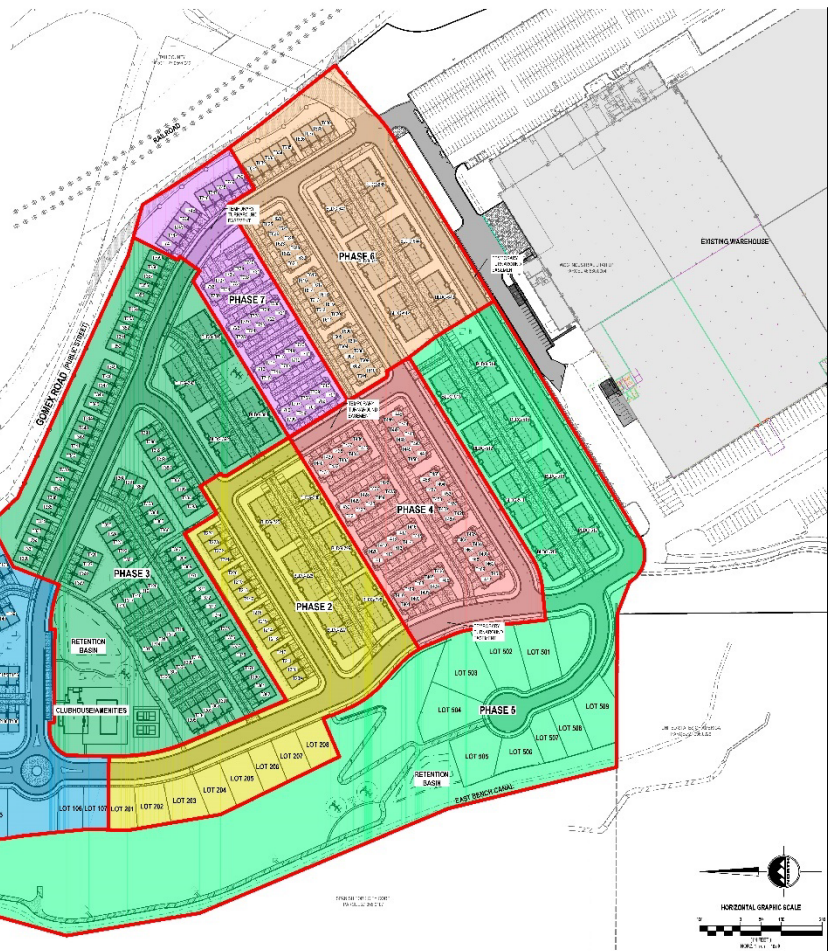


[illegible]

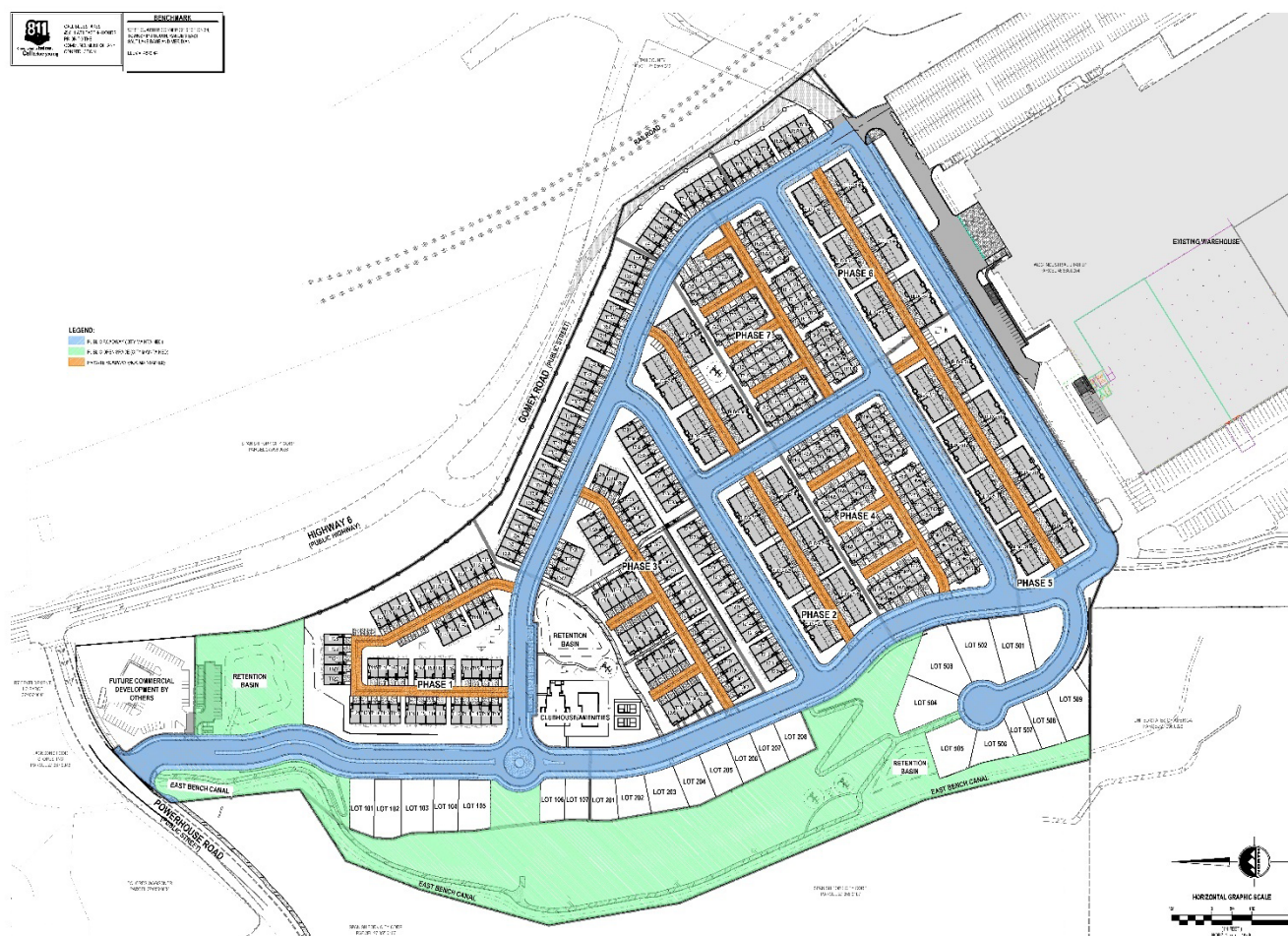
- ### ROLES OF WORK
1. MANAGE THE TEAM TO MEET THE ORGANIZATION'S NEEDS
  2. PROVIDE FEEDBACK TO THE TEAM, COACHES, AND THE ORGANIZATION
  3. COORDINATE WITH OTHER TEAMS TO MEET THE ORGANIZATION'S NEEDS
  4. MANAGE THE TEAM TO MEET THE ORGANIZATION'S NEEDS
  5. PROVIDE FEEDBACK TO THE TEAM, COACHES, AND THE ORGANIZATION
  6. COORDINATE WITH OTHER TEAMS TO MEET THE ORGANIZATION'S NEEDS
  7. MANAGE THE TEAM TO MEET THE ORGANIZATION'S NEEDS
  8. PROVIDE FEEDBACK TO THE TEAM, COACHES, AND THE ORGANIZATION
  9. COORDINATE WITH OTHER TEAMS TO MEET THE ORGANIZATION'S NEEDS
  10. MANAGE THE TEAM TO MEET THE ORGANIZATION'S NEEDS
  11. PROVIDE FEEDBACK TO THE TEAM, COACHES, AND THE ORGANIZATION
  12. COORDINATE WITH OTHER TEAMS TO MEET THE ORGANIZATION'S NEEDS

[illegible]

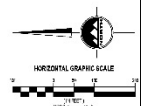






[illegible]





**WHISPERING PINES AT SPANISH FORK CANYON  
PRELIMINARY PLAT**  
39 EAST HIGHWAY 6  
SPANISH FORK, UTAH



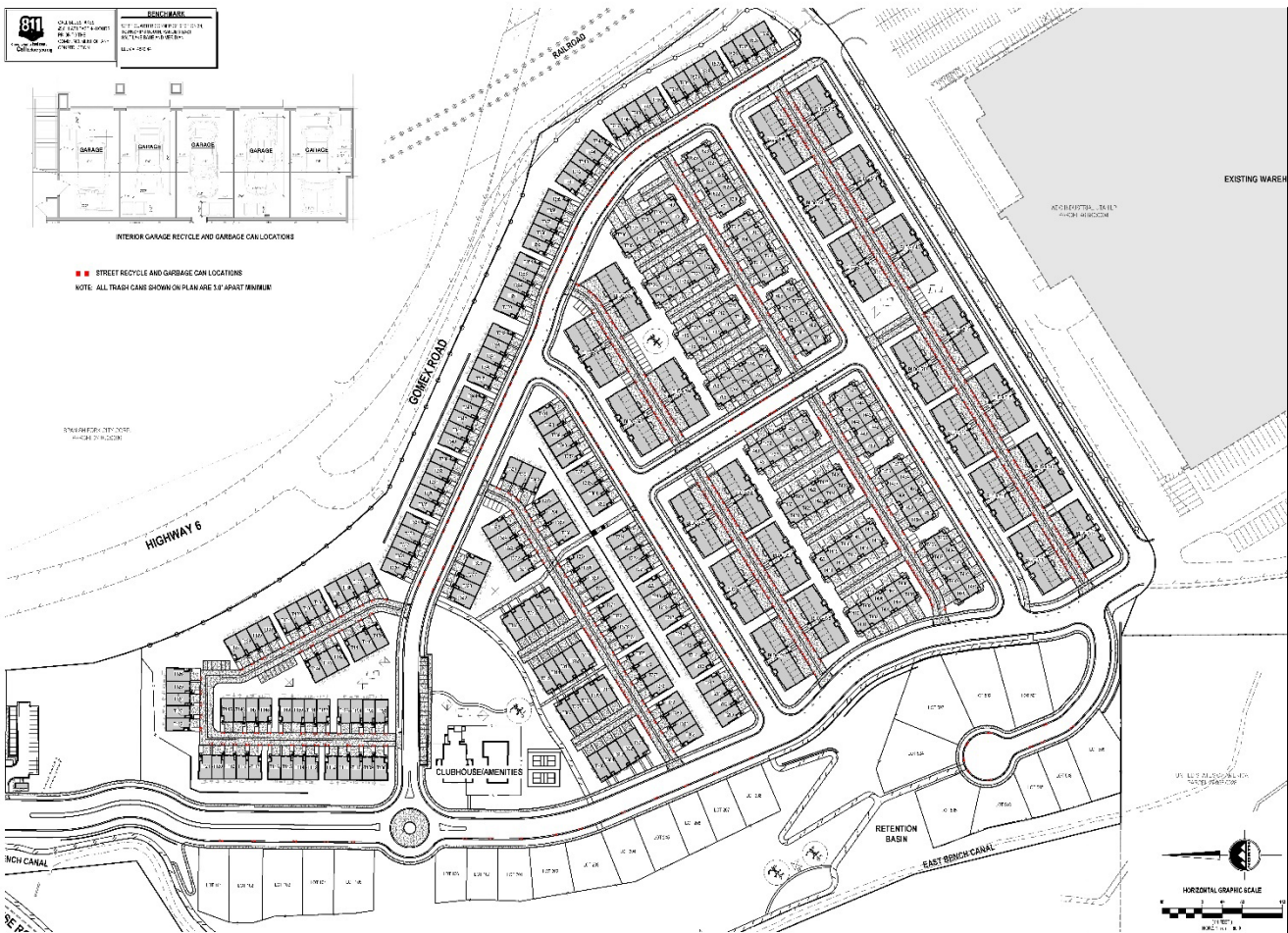
CALL 811  
OR VISIT 811.UTAH.GOV  
OR 800.451.7246  
OR VISIT 811.UTAH.GOV

**811**

CALL 811  
OR VISIT 811.UTAH.GOV  
OR 800.451.7246  
OR VISIT 811.UTAH.GOV



STREET RECYCLE AND GARBAGE CAN LOCATIONS  
NOTE: ALL TRASH CANS SHOWN ON PLAN ARE 1'8" APART MINIMUM



11.1 STANDARD IN ENGINEERING

**ENGIN**

11.1 STANDARD IN ENGINEERING

**PROJECT**

39 EAST HIGHWAY 6  
SPANISH FORK, UT 84660  
PHONE: 435.343.3103  
WWW.ENGINENR.COM

**DESIGNER**

39 EAST HIGHWAY 6  
SPANISH FORK, UT 84660  
PHONE: 435.343.3103  
WWW.ENGINENR.COM

**CLIENT**

39 EAST HIGHWAY 6  
SPANISH FORK, UT 84660  
PHONE: 435.343.3103  
WWW.ENGINENR.COM

**DATE**

11/11/2025

**SCALE**

1" = 100'

**C-104**

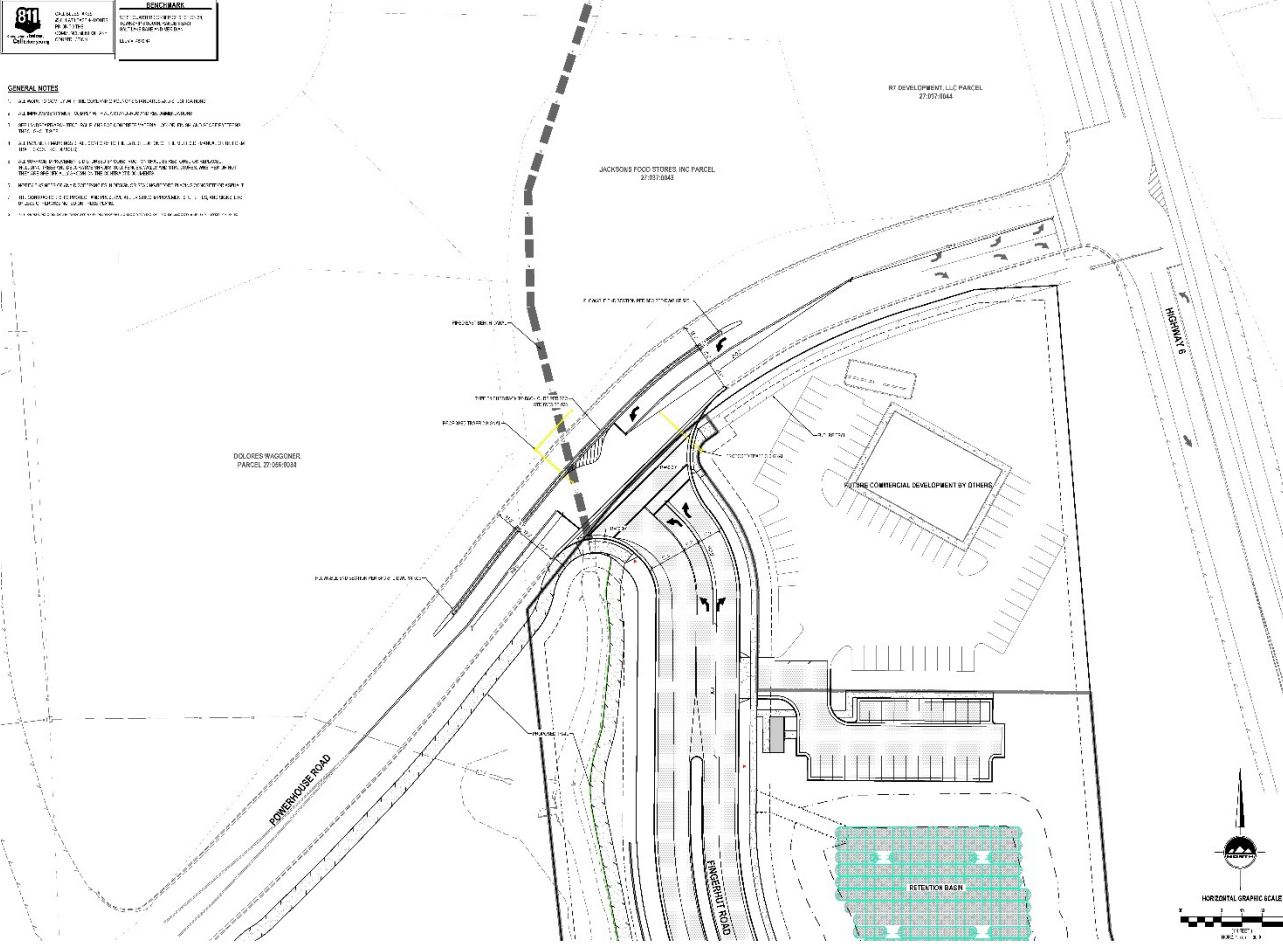


CALL 811  
BEFORE YOU DIG  
UTAH'S  
COMMON SENSE  
FOR SAFETY

**DESIGNER**

ENSGN  
1115 STANDARD IN ENGINEERING

- GENERAL NOTES**
1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE UTAH CONSTRUCTION CODES AND SPECIFICATIONS.
  2. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE UTAH CONSTRUCTION CODES AND SPECIFICATIONS.
  3. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE UTAH CONSTRUCTION CODES AND SPECIFICATIONS.
  4. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE UTAH CONSTRUCTION CODES AND SPECIFICATIONS.
  5. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE UTAH CONSTRUCTION CODES AND SPECIFICATIONS.
  6. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE UTAH CONSTRUCTION CODES AND SPECIFICATIONS.
  7. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE UTAH CONSTRUCTION CODES AND SPECIFICATIONS.
  8. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE UTAH CONSTRUCTION CODES AND SPECIFICATIONS.
  9. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE UTAH CONSTRUCTION CODES AND SPECIFICATIONS.
  10. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE UTAH CONSTRUCTION CODES AND SPECIFICATIONS.



1115 STANDARD IN ENGINEERING

**PROJECT**

WHISPERING PINES AT SPANISH FORK CANYON  
PRELIMINARY PLAT

**LOCATION**

39 EAST HIGHWAY 6  
SPANISH FORK, UTAH

**DATE**

11/11/2020

**SCALE**

1" = 100'

**PROJECT NO.**

C-105





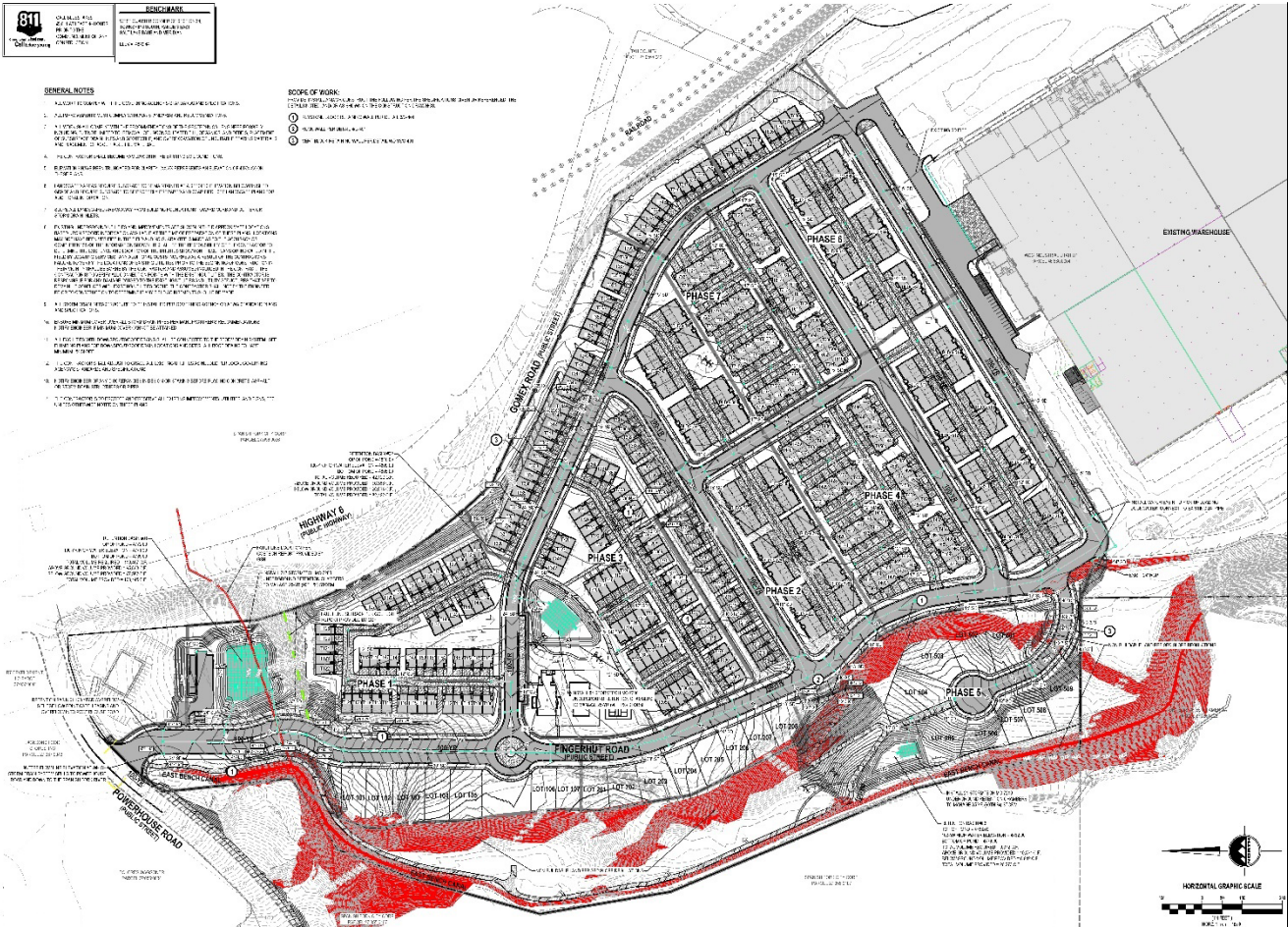
### GENERAL NOTES

- [illegible]

## SCOPE OF WORK

【2】L17、L18、L19、L20、L21、L22、L23、L24、L25、L26、L27、L28、L29、L30、L31、L32、L33、L34、L35、L36、L37、L38、L39、L40、L41、L42、L43、L44、L45、L46、L47、L48、L49、L50、L51、L52、L53、L54、L55、L56、L57、L58、L59、L60、L61、L62、L63、L64、L65、L66、L67、L68、L69、L70、L71、L72、L73、L74、L75、L76、L77、L78、L79、L80、L81、L82、L83、L84、L85、L86、L87、L88、L89、L90、L91、L92、L93、L94、L95、L96、L97、L98、L99、L100、L101、L102、L103、L104、L105、L106、L107、L108、L109、L110、L111、L112、L113、L114、L115、L116、L117、L118、L119、L120、L121、L122、L123、L124、L125、L126、L127、L128、L129、L130、L131、L132、L133、L134、L135、L136、L137、L138、L139、L140、L141、L142、L143、L144、L145、L146、L147、L148、L149、L150、L151、L152、L153、L154、L155、L156、L157、L158、L159、L160、L161、L162、L163、L164、L165、L166、L167、L168、L169、L170、L171、L172、L173、L174、L175、L176、L177、L178、L179、L180、L181、L182、L183、L184、L185、L186、L187、L188、L189、L190、L191、L192、L193、L194、L195、L196、L197、L198、L199、L200、L201、L202、L203、L204、L205、L206、L207、L208、L209、L210、L211、L212、L213、L214、L215、L216、L217、L218、L219、L220、L221、L222、L223、L224、L225、L226、L227、L228、L229、L230、L231、L232、L233、L234、L235、L236、L237、L238、L239、L240、L241、L242、L243、L244、L245、L246、L247、L248、L249、L250、L251、L252、L253、L254、L255、L256、L257、L258、L259、L260、L261、L262、L263、L264、L265、L266、L267、L268、L269、L270、L271、L272、L273、L274、L275、L276、L277、L278、L279、L280、L281、L282、L283、L284、L285、L286、L287、L288、L289、L290、L291、L292、L293、L294、L295、L296、L297、L298、L299、L300、L301、L302、L303、L304、L305、L306、L307、L308、L309、L310、L311、L312、L313、L314、L315、L316、L317、L318、L319、L320、L321、L322、L323、L324、L325、L326、L327、L328、L329、L330、L331、L332、L333、L334、L335、L336、L337、L338、L339、L340、L341、L342、L343、L344、L345、L346、L347、L348、L349、L350、L351、L352、L353、L354、L355、L356、L357、L358、L359、L360、L361、L362、L363、L364、L365、L366、L367、L368、L369、L370、L371、L372、L373、L374、L375、L376、L377、L378、L379、L380、L381、L382、L383、L384、L385、L386、L387、L388、L389、L390、L391、L392、L393、L394、L395、L396、L397、L398、L399、L400、L401、L402、L403、L404、L405、L406、L407、L408、L409、L410、L411、L412、L413、L414、L415、L416、L417、L418、L419、L420、L421、L422、L423、L424、L425、L426、L427、L428、L429、L430、L431、L432、L433、L434、L435、L436、L437、L438、L439、L440、L441、L442、L443、L444、L445、L446、L447、L448、L449、L450、L451、L452、L453、L454、L455、L456、L457、L458、L459、L460、L461、L462、L463、L464、L465、L466、L467、L468、L469、L470、L471、L472、L473、L474、L475、L476、L477、L478、L479、L480、L481、L482、L483、L484、L485、L486、L487、L488、L489、L490、L491、L492、L493、L494、L495、L496、L497、L498、L499、L500、L501、L502、L503、L504、L505、L506、L507、L508、L509、L510、L511、L512、L513、L514、L515、L516、L517、L518、L519、L520、L521、L522、L523、L524、L525、L526、L527、L528、L529、L530、L531、L532、L533、L534、L535、L536、L537、L538、L539、L540、L541、L542、L543、L544、L545、L546、L547、L548、L549、L550、L551、L552、L553、L554、L555、L556、L557、L558、L559、L560、L561、L562、L563、L564、L565、L566、L567、L568、L569、L570、L571、L572、L573、L574、L575、L576、L577、L578、L579、L580、L581、L582、L583、L584、L585、L586、L587、L588、L589、L590、L591、L592、L593、L594、L595、L596、L597、L598、L599、L600、L601、L602、L603、L604、L605、L606、L607、L608、L609、L610、L611、L612、L613、L614、L615、L616、L617、L618、L619、L620、L621、L622、L623、L624、L625、L626、L627、L628、L629、L630、L631、L632、L633、L634、L635、L636、L637、L638、L639、L640、L641、L642、L643、L644、L645、L646、L647、L648、L649、L650、L651、L652、L653、L654、L655、L656、L657、L658、L659、L660、L661、L662、L663、L664、L665、L666、L667、L668、L669、L670、L671、L672、L673、L674、L675、L676、L677、L678、L679、L680、L681、L682、L683、L684、L685、L686、L687、L688、L689、L690、L691、L692、L693、L694、L695、L696、L697、L698、L699、L700、L701、L702、L703、L704、L705、L706、L707、L708、L709、L710、L711、L712、L713、L714、L715、L716、L717、L718、L719、L720、L721、L722、L723、L724、L725、L726、L727、L728、L729、L730、L731、L732、L733、L734、L735、L736、L737、L738、L739、L740、L741、L742、L743、L744、L745、L746、L747、L748、L749、L750、L751、L752、L753、L754、L755、L756、L757、L758、L759、L760、L761、L762、L763、L764、L765、L766、L767、L768、L769、L770、L771、L772、L773、L774、L775、L776、L777、L778、L779、L780、L781、L782、L783、L784、L785、L786、L787、L788、L789、L790、L791、L792、L793、L794、L795、L796、L797、L798、L799、L800、L801、L802、L803、L804、L805、L806、L807、L808、L809、L810、L811、L812、L813、L814、L815、L816、L817、L818、L819、L820、L821、L822、L823、L824、L825、L826、L827、L828、L829、L830、L831、L832、L833、L834、L835、L836、L837、L838、L839、L840、L841、L842、L843、L844、L845、L846、L847、L848、L849、L850、L851

- ① 凡在 10 年内, 凡因工作失误造成事故的, 凡在 10 年内
- ② 凡在 10 年内, 凡因工作失误造成事故的, 凡在 10 年内
- ③ 凡在 10 年内, 凡因工作失误造成事故的, 凡在 10 年内





CALL 811  
FOR UTILITY LOCATIONS  
BEFORE YOU DIG  
800.451.7243  
WWW.811UTAH.COM

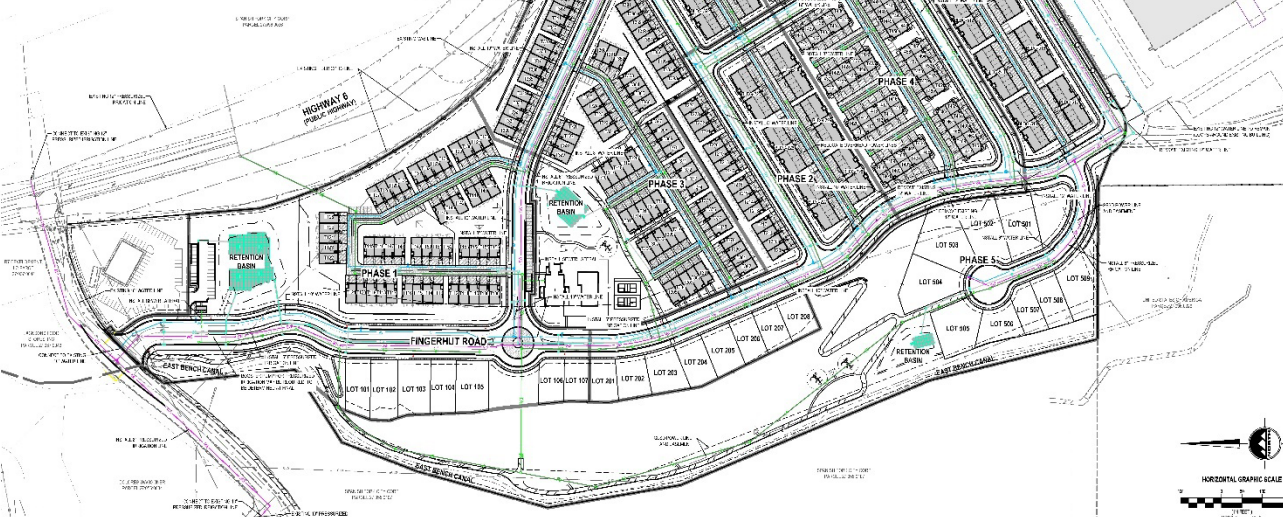
**PLANNING**

UTAH DEPARTMENT OF HERITAGE  
AND ARTS

PLANNING DIVISION

PLANNING DIVISION

- GENERAL NOTES**
1. ALL UTILITIES SHOWN ARE BASED ON RECORD DRAWINGS AND FIELD SURVEY. THE ENGINEER HAS CONDUCTED VISUAL INSPECTIONS OF THE EXISTING UTILITIES AND HAS FOUND THEM TO BE IN GOOD CONDITION. THE ENGINEER HAS NOT CONDUCTED A DETAILED SURVEY OF THE UTILITIES AND IS NOT RESPONSIBLE FOR THE ACCURACY OF THE UTILITIES SHOWN ON THIS PLAN.
  2. THE UTILITIES SHOWN ON THIS PLAN ARE BASED ON THE RECORD DRAWINGS AND FIELD SURVEY. THE ENGINEER HAS CONDUCTED VISUAL INSPECTIONS OF THE EXISTING UTILITIES AND HAS FOUND THEM TO BE IN GOOD CONDITION. THE ENGINEER HAS NOT CONDUCTED A DETAILED SURVEY OF THE UTILITIES AND IS NOT RESPONSIBLE FOR THE ACCURACY OF THE UTILITIES SHOWN ON THIS PLAN.
  3. THE UTILITIES SHOWN ON THIS PLAN ARE BASED ON THE RECORD DRAWINGS AND FIELD SURVEY. THE ENGINEER HAS CONDUCTED VISUAL INSPECTIONS OF THE EXISTING UTILITIES AND HAS FOUND THEM TO BE IN GOOD CONDITION. THE ENGINEER HAS NOT CONDUCTED A DETAILED SURVEY OF THE UTILITIES AND IS NOT RESPONSIBLE FOR THE ACCURACY OF THE UTILITIES SHOWN ON THIS PLAN.
  4. THE UTILITIES SHOWN ON THIS PLAN ARE BASED ON THE RECORD DRAWINGS AND FIELD SURVEY. THE ENGINEER HAS CONDUCTED VISUAL INSPECTIONS OF THE EXISTING UTILITIES AND HAS FOUND THEM TO BE IN GOOD CONDITION. THE ENGINEER HAS NOT CONDUCTED A DETAILED SURVEY OF THE UTILITIES AND IS NOT RESPONSIBLE FOR THE ACCURACY OF THE UTILITIES SHOWN ON THIS PLAN.
  5. THE UTILITIES SHOWN ON THIS PLAN ARE BASED ON THE RECORD DRAWINGS AND FIELD SURVEY. THE ENGINEER HAS CONDUCTED VISUAL INSPECTIONS OF THE EXISTING UTILITIES AND HAS FOUND THEM TO BE IN GOOD CONDITION. THE ENGINEER HAS NOT CONDUCTED A DETAILED SURVEY OF THE UTILITIES AND IS NOT RESPONSIBLE FOR THE ACCURACY OF THE UTILITIES SHOWN ON THIS PLAN.
  6. THE UTILITIES SHOWN ON THIS PLAN ARE BASED ON THE RECORD DRAWINGS AND FIELD SURVEY. THE ENGINEER HAS CONDUCTED VISUAL INSPECTIONS OF THE EXISTING UTILITIES AND HAS FOUND THEM TO BE IN GOOD CONDITION. THE ENGINEER HAS NOT CONDUCTED A DETAILED SURVEY OF THE UTILITIES AND IS NOT RESPONSIBLE FOR THE ACCURACY OF THE UTILITIES SHOWN ON THIS PLAN.
  7. THE UTILITIES SHOWN ON THIS PLAN ARE BASED ON THE RECORD DRAWINGS AND FIELD SURVEY. THE ENGINEER HAS CONDUCTED VISUAL INSPECTIONS OF THE EXISTING UTILITIES AND HAS FOUND THEM TO BE IN GOOD CONDITION. THE ENGINEER HAS NOT CONDUCTED A DETAILED SURVEY OF THE UTILITIES AND IS NOT RESPONSIBLE FOR THE ACCURACY OF THE UTILITIES SHOWN ON THIS PLAN.
  8. THE UTILITIES SHOWN ON THIS PLAN ARE BASED ON THE RECORD DRAWINGS AND FIELD SURVEY. THE ENGINEER HAS CONDUCTED VISUAL INSPECTIONS OF THE EXISTING UTILITIES AND HAS FOUND THEM TO BE IN GOOD CONDITION. THE ENGINEER HAS NOT CONDUCTED A DETAILED SURVEY OF THE UTILITIES AND IS NOT RESPONSIBLE FOR THE ACCURACY OF THE UTILITIES SHOWN ON THIS PLAN.
  9. THE UTILITIES SHOWN ON THIS PLAN ARE BASED ON THE RECORD DRAWINGS AND FIELD SURVEY. THE ENGINEER HAS CONDUCTED VISUAL INSPECTIONS OF THE EXISTING UTILITIES AND HAS FOUND THEM TO BE IN GOOD CONDITION. THE ENGINEER HAS NOT CONDUCTED A DETAILED SURVEY OF THE UTILITIES AND IS NOT RESPONSIBLE FOR THE ACCURACY OF THE UTILITIES SHOWN ON THIS PLAN.
  10. THE UTILITIES SHOWN ON THIS PLAN ARE BASED ON THE RECORD DRAWINGS AND FIELD SURVEY. THE ENGINEER HAS CONDUCTED VISUAL INSPECTIONS OF THE EXISTING UTILITIES AND HAS FOUND THEM TO BE IN GOOD CONDITION. THE ENGINEER HAS NOT CONDUCTED A DETAILED SURVEY OF THE UTILITIES AND IS NOT RESPONSIBLE FOR THE ACCURACY OF THE UTILITIES SHOWN ON THIS PLAN.
- SEE SHEETS C-01 AND C-02 FOR SANITARY SEWER SEES AND INVERTS



**ENSIGN**

ENGINEERING

3000 N. 1000 E. Suite 100  
Spanish Fork, UT 84660  
Phone: 801.541.1111  
Fax: 801.541.1112  
www.ensigneng.com

**WHISPERING PINES AT SPANISH FORK CANYON**

**PRELIMINARY PLAN**

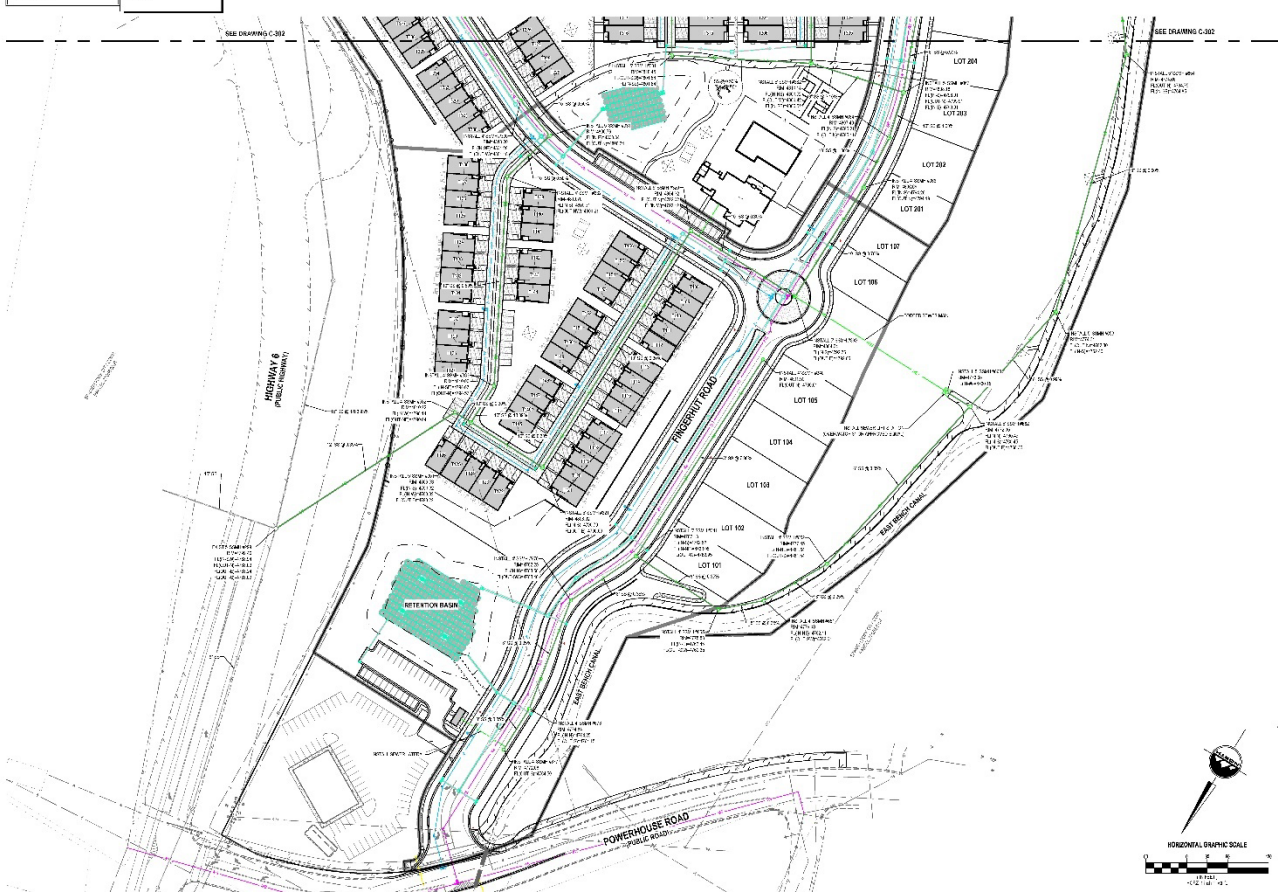
39 EAST HIGHWAY 6  
SPANISH FORK, UTAH

**OVERALL UTILITY PLAN**

DATE: 10/1/2018  
BY: DLS  
CHECKED: DLS  
SCALE: 1" = 100'

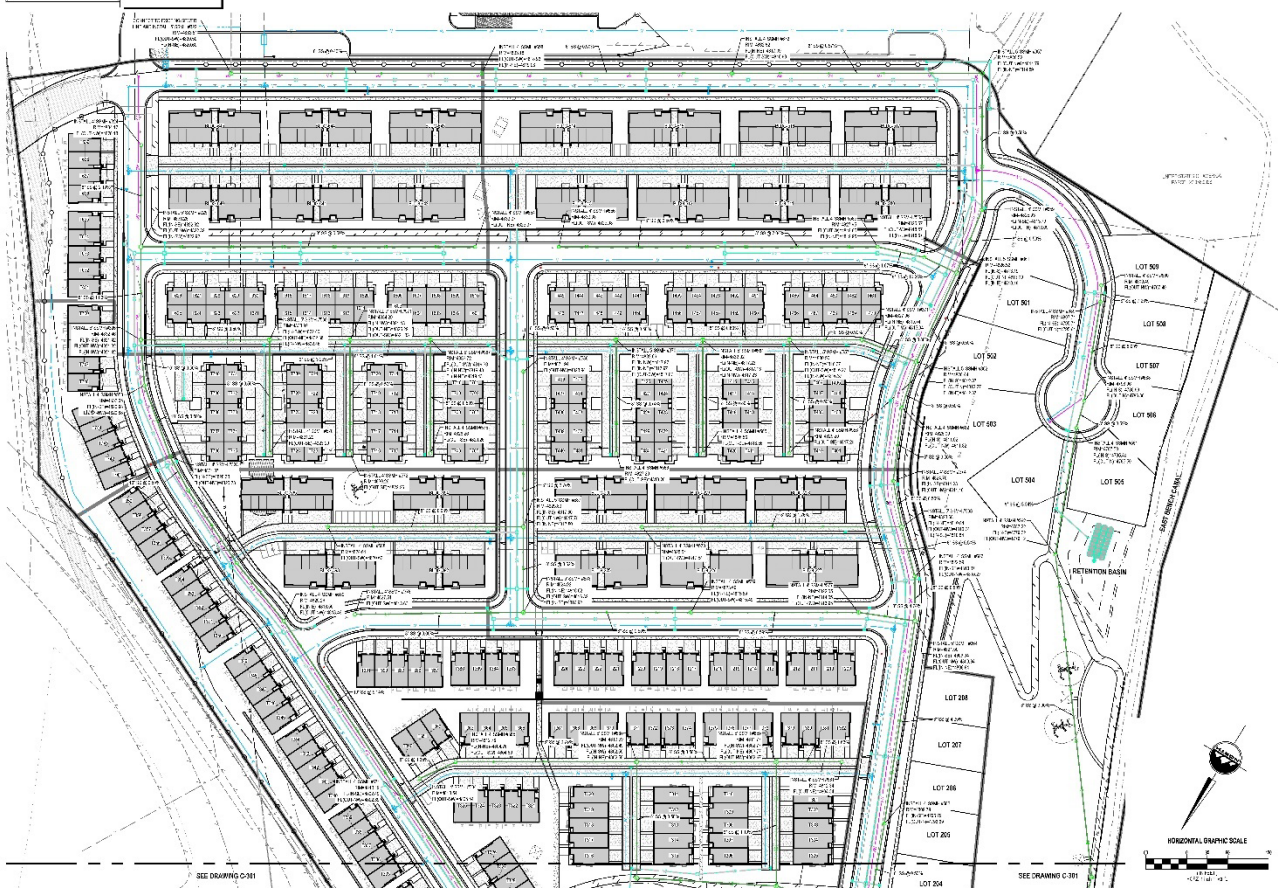
**C-300**






Page 20







**SANCTI**  
 45 W. 1000 S. Suite 500  
 Salt Lake City, UT 84119  
 Phone: (801) 343-3353

**LAYTON**  
 Phone: (801) 341-1123

**TOOELE**  
 Phone: (435) 343-3353

**CEGAR CITY**  
 Phone: (435) 396-1463

**HOVARDVILLE**  
 Phone: (435) 396-2093

[www.ensgn.com](http://www.ensgn.com)

**WHISPERING PINES AT SPANISH FORK CANYON**  
**PRELIMINARY PLAT**  
 38 EAST HIGHWAY 6  
 SPANISH FORK, UTAH

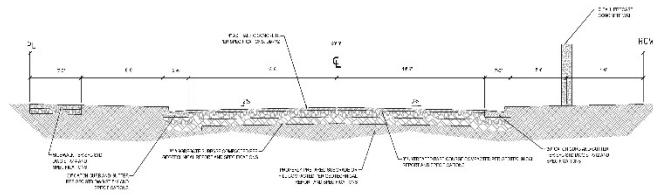


**SEWER PLAN**

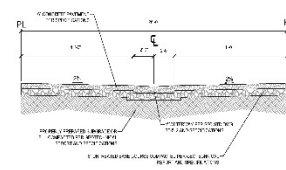
DATE: 12-11-08	BY: MJS
DATE: 12-11-08	BY: MJS
DATE: 12-11-08	BY: MJS

**C-302**

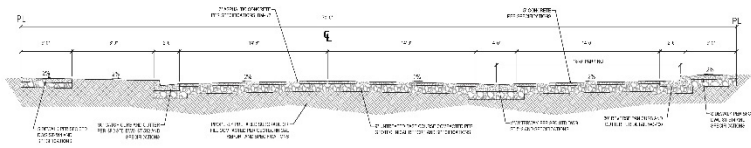




1 ROAD CROSS SECTION - 80' ROW w/ CONCRETE WALL

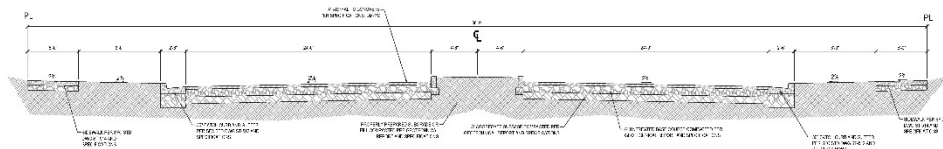


2 ROAD CROSS SECTION - 28' ALLEYWAY

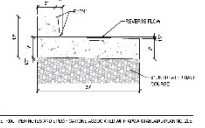


3 ROAD CROSS SECTION - 70' ROW w/ PARKING

**ATTENTION CONTRACTORS**  
THE LATEST CITY STANDARD SPECIFICATIONS AND DETAILS REFERENCED IN THIS PLAN SET CAN BE DOWNLOADED ON THE CITY WEBSITE AT:  
[https://www.spanishfork.org/departments/public\\_works/engineering/construction\\_standards.php](https://www.spanishfork.org/departments/public_works/engineering/construction_standards.php)



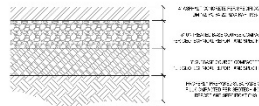
4 ROAD CROSS SECTION - 88' ROW w/ CENTER MEDIAN



5 30' REVERSE PAN CURB AND GUTTER

**ASPHALT NOTES**

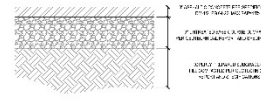
1. ALL ASPHALT PAVEMENT SHALL BE PLACED AND COMPACTED TO THE SPECIFIED GRADE AND FINISH.
2. ALL ASPHALT PAVEMENT SHALL BE PLACED AND COMPACTED TO THE SPECIFIED GRADE AND FINISH.
3. ALL ASPHALT PAVEMENT SHALL BE PLACED AND COMPACTED TO THE SPECIFIED GRADE AND FINISH.



6 HEAVY-DUTY ASPHALT SECTION

**ASPHALT NOTES**

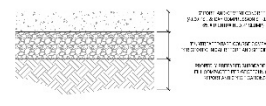
1. ALL ASPHALT PAVEMENT SHALL BE PLACED AND COMPACTED TO THE SPECIFIED GRADE AND FINISH.
2. ALL ASPHALT PAVEMENT SHALL BE PLACED AND COMPACTED TO THE SPECIFIED GRADE AND FINISH.
3. ALL ASPHALT PAVEMENT SHALL BE PLACED AND COMPACTED TO THE SPECIFIED GRADE AND FINISH.



7 STANDARD ASPHALT SECTION

**CONCRETE NOTES**

1. ALL CONCRETE PAVEMENT SHALL BE PLACED AND COMPACTED TO THE SPECIFIED GRADE AND FINISH.
2. ALL CONCRETE PAVEMENT SHALL BE PLACED AND COMPACTED TO THE SPECIFIED GRADE AND FINISH.
3. ALL CONCRETE PAVEMENT SHALL BE PLACED AND COMPACTED TO THE SPECIFIED GRADE AND FINISH.



8 CONCRETE PAVEMENT SECTION

THE STANDARD ENGINEERING INC.

**SANDY**  
400 N. 3000 E. SUITE 200  
SANDY, UT 84070  
P: 801.581.0000

**LAYTON**  
1000 N. 1000 E. SUITE 100  
LAYTON, UT 84040

**DEAR CITY**  
1000 N. 1000 E. SUITE 100  
DEAR CITY, UT 84003

**REDFIELD**  
1000 N. 1000 E. SUITE 100  
REDFIELD, UT 84003

**WWW.ENSGN.COM**

**UTAH**  
UTAH STATE ENGINEERING BOARD  
UTAH STATE ENGINEERING BOARD  
UTAH STATE ENGINEERING BOARD

**WHISPERING PINES AT SPANISH FORK CANYON**

**PRELIMINARY PLAN**

**39 EAST HIGHWAY 6**

**SPANISH FORK, UTAH**

THE CITY OF SPANISH FORK  
UTAH

**DETAILS**

DATE: 10/1/2023  
BY: J. L. HARRIS  
CHECKED: J. L. HARRIS  
APPROVED: J. L. HARRIS

**C-400**



THE STANDARD ENGINEERING INC.

SANDY  
4100 S. 1300 E. SUITE 200  
SANDY, UT 84070  
PHONE: 435.253.2022

LAYTON  
1700 N. 1000 E. SUITE 100  
LAYTON, UT 84040  
PHONE: 435.253.2022

DEER CITY  
1700 N. 1000 E. SUITE 100  
DEER CITY, UT 84013  
PHONE: 435.253.2022

WWW.ENSGN.COM

PROJECTS  
CITY OF SANDY  
CITY OF LAYTON  
CITY OF DEER CITY  
CITY OF SPANISH FORK

**WHISPERING PINES AT SPANISH FORK CANYON**

**PRELIMINARY PLAN**

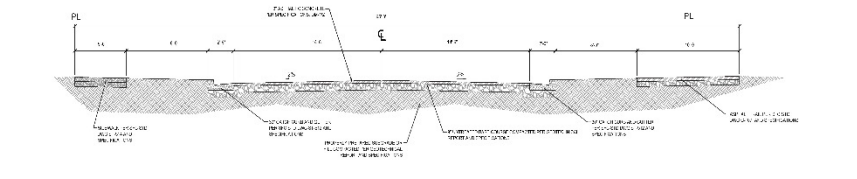
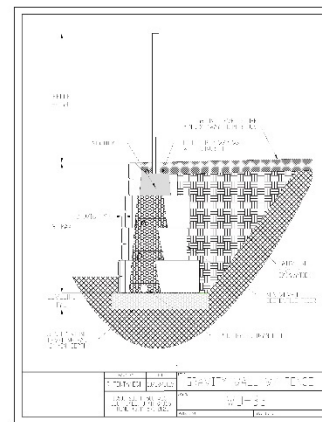
**39 EAST HIGHWAY 6**

**SPANISH FORK, UTAH**

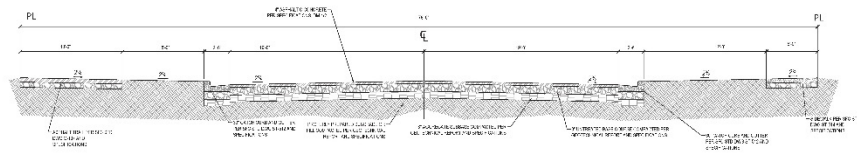
**DETAILS**

DATE: 10/1/2024  
BY: J. L. HARRIS  
CHECKED: J. L. HARRIS  
SCALE: 1" = 10'-0"

**C-401**

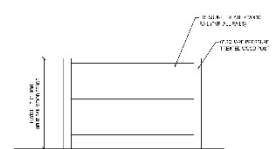


1 ROAD CROSS SECTION - 85' ROW W/ TRAIL

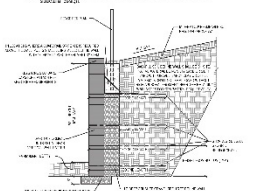


2 ROAD CROSS SECTION - 78' ROW W/ TRAIL

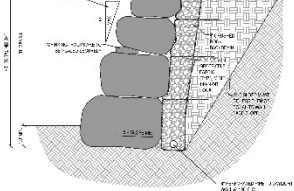
- REMARKS:**
1. THE RETAINING WALL IS TO BE CONSTRUCTED IN ACCORDANCE WITH THE FOLLOWING NOTES AND THE STANDARD ENGINEERING INC. RETAINING WALL DESIGN MANUAL.
  2. THE RETAINING WALL IS TO BE CONSTRUCTED IN ACCORDANCE WITH THE FOLLOWING NOTES AND THE STANDARD ENGINEERING INC. RETAINING WALL DESIGN MANUAL.
  3. THE RETAINING WALL IS TO BE CONSTRUCTED IN ACCORDANCE WITH THE FOLLOWING NOTES AND THE STANDARD ENGINEERING INC. RETAINING WALL DESIGN MANUAL.
  4. THE RETAINING WALL IS TO BE CONSTRUCTED IN ACCORDANCE WITH THE FOLLOWING NOTES AND THE STANDARD ENGINEERING INC. RETAINING WALL DESIGN MANUAL.
  5. THE RETAINING WALL IS TO BE CONSTRUCTED IN ACCORDANCE WITH THE FOLLOWING NOTES AND THE STANDARD ENGINEERING INC. RETAINING WALL DESIGN MANUAL.
  6. THE RETAINING WALL IS TO BE CONSTRUCTED IN ACCORDANCE WITH THE FOLLOWING NOTES AND THE STANDARD ENGINEERING INC. RETAINING WALL DESIGN MANUAL.
  7. THE RETAINING WALL IS TO BE CONSTRUCTED IN ACCORDANCE WITH THE FOLLOWING NOTES AND THE STANDARD ENGINEERING INC. RETAINING WALL DESIGN MANUAL.
  8. THE RETAINING WALL IS TO BE CONSTRUCTED IN ACCORDANCE WITH THE FOLLOWING NOTES AND THE STANDARD ENGINEERING INC. RETAINING WALL DESIGN MANUAL.
  9. THE RETAINING WALL IS TO BE CONSTRUCTED IN ACCORDANCE WITH THE FOLLOWING NOTES AND THE STANDARD ENGINEERING INC. RETAINING WALL DESIGN MANUAL.
  10. THE RETAINING WALL IS TO BE CONSTRUCTED IN ACCORDANCE WITH THE FOLLOWING NOTES AND THE STANDARD ENGINEERING INC. RETAINING WALL DESIGN MANUAL.
  11. THE RETAINING WALL IS TO BE CONSTRUCTED IN ACCORDANCE WITH THE FOLLOWING NOTES AND THE STANDARD ENGINEERING INC. RETAINING WALL DESIGN MANUAL.
  12. THE RETAINING WALL IS TO BE CONSTRUCTED IN ACCORDANCE WITH THE FOLLOWING NOTES AND THE STANDARD ENGINEERING INC. RETAINING WALL DESIGN MANUAL.



5 PRESSURE TREATED WOOD SPLIT RAIL FENCE



3 KEYSTONE RETAINING WALL SECTION



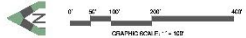
4 ROCK RETAINING WALL



EXHIBIT 2



WHISPERING PINES  
4000 E. POWERHOUSE RD.  
SPANISH FORK, UTAH









## LANDSCAPE PLAN SPECIFICATIONS

ITEM	DESCRIPTION
1.1	GENERAL
1.2	PLANTING
1.3	PLANTING
1.4	PLANTING
1.5	PLANTING
1.6	PLANTING
1.7	PLANTING
1.8	PLANTING
1.9	PLANTING
1.10	PLANTING
1.11	PLANTING
1.12	PLANTING
1.13	PLANTING
1.14	PLANTING
1.15	PLANTING
1.16	PLANTING
1.17	PLANTING
1.18	PLANTING
1.19	PLANTING
1.20	PLANTING
1.21	PLANTING
1.22	PLANTING
1.23	PLANTING
1.24	PLANTING
1.25	PLANTING
1.26	PLANTING
1.27	PLANTING
1.28	PLANTING
1.29	PLANTING
1.30	PLANTING
1.31	PLANTING
1.32	PLANTING
1.33	PLANTING
1.34	PLANTING
1.35	PLANTING
1.36	PLANTING
1.37	PLANTING
1.38	PLANTING
1.39	PLANTING
1.40	PLANTING
1.41	PLANTING
1.42	PLANTING
1.43	PLANTING
1.44	PLANTING
1.45	PLANTING
1.46	PLANTING
1.47	PLANTING
1.48	PLANTING
1.49	PLANTING
1.50	PLANTING
1.51	PLANTING
1.52	PLANTING
1.53	PLANTING
1.54	PLANTING
1.55	PLANTING
1.56	PLANTING
1.57	PLANTING
1.58	PLANTING
1.59	PLANTING
1.60	PLANTING
1.61	PLANTING
1.62	PLANTING
1.63	PLANTING
1.64	PLANTING
1.65	PLANTING
1.66	PLANTING
1.67	PLANTING
1.68	PLANTING
1.69	PLANTING
1.70	PLANTING
1.71	PLANTING
1.72	PLANTING
1.73	PLANTING
1.74	PLANTING
1.75	PLANTING
1.76	PLANTING
1.77	PLANTING
1.78	PLANTING
1.79	PLANTING
1.80	PLANTING
1.81	PLANTING
1.82	PLANTING
1.83	PLANTING
1.84	PLANTING
1.85	PLANTING
1.86	PLANTING
1.87	PLANTING
1.88	PLANTING
1.89	PLANTING
1.90	PLANTING
1.91	PLANTING
1.92	PLANTING
1.93	PLANTING
1.94	PLANTING
1.95	PLANTING
1.96	PLANTING
1.97	PLANTING
1.98	PLANTING
1.99	PLANTING
2.00	PLANTING

## SITE REQUIREMENT CALCULATIONS

ITEM	DESCRIPTION
1.1	GENERAL
1.2	PLANTING
1.3	PLANTING
1.4	PLANTING
1.5	PLANTING
1.6	PLANTING
1.7	PLANTING
1.8	PLANTING
1.9	PLANTING
1.10	PLANTING
1.11	PLANTING
1.12	PLANTING
1.13	PLANTING
1.14	PLANTING
1.15	PLANTING
1.16	PLANTING
1.17	PLANTING
1.18	PLANTING
1.19	PLANTING
1.20	PLANTING
1.21	PLANTING
1.22	PLANTING
1.23	PLANTING
1.24	PLANTING
1.25	PLANTING
1.26	PLANTING
1.27	PLANTING
1.28	PLANTING
1.29	PLANTING
1.30	PLANTING
1.31	PLANTING
1.32	PLANTING
1.33	PLANTING
1.34	PLANTING
1.35	PLANTING
1.36	PLANTING
1.37	PLANTING
1.38	PLANTING
1.39	PLANTING
1.40	PLANTING
1.41	PLANTING
1.42	PLANTING
1.43	PLANTING
1.44	PLANTING
1.45	PLANTING
1.46	PLANTING
1.47	PLANTING
1.48	PLANTING
1.49	PLANTING
1.50	PLANTING
1.51	PLANTING
1.52	PLANTING
1.53	PLANTING
1.54	PLANTING
1.55	PLANTING
1.56	PLANTING
1.57	PLANTING
1.58	PLANTING
1.59	PLANTING
1.60	PLANTING
1.61	PLANTING
1.62	PLANTING
1.63	PLANTING
1.64	PLANTING
1.65	PLANTING
1.66	PLANTING
1.67	PLANTING
1.68	PLANTING
1.69	PLANTING
1.70	PLANTING
1.71	PLANTING
1.72	PLANTING
1.73	PLANTING
1.74	PLANTING
1.75	PLANTING
1.76	PLANTING
1.77	PLANTING
1.78	PLANTING
1.79	PLANTING
1.80	PLANTING
1.81	PLANTING
1.82	PLANTING
1.83	PLANTING
1.84	PLANTING
1.85	PLANTING
1.86	PLANTING
1.87	PLANTING
1.88	PLANTING
1.89	PLANTING
1.90	PLANTING
1.91	PLANTING
1.92	PLANTING
1.93	PLANTING
1.94	PLANTING
1.95	PLANTING
1.96	PLANTING
1.97	PLANTING
1.98	PLANTING
1.99	PLANTING
2.00	PLANTING

## PLANT LEGEND

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CA	SIZE
1.1	1.1	1	1.1	1.1	1.1	1.1
1.2	1.2	1	1.2	1.2	1.2	1.2
1.3	1.3	1	1.3	1.3	1.3	1.3
1.4	1.4	1	1.4	1.4	1.4	1.4
1.5	1.5	1	1.5	1.5	1.5	1.5
1.6	1.6	1	1.6	1.6	1.6	1.6
1.7	1.7	1	1.7	1.7	1.7	1.7
1.8	1.8	1	1.8	1.8	1.8	1.8
1.9	1.9	1	1.9	1.9	1.9	1.9
1.10	1.10	1	1.10	1.10	1.10	1.10
1.11	1.11	1	1.11	1.11	1.11	1.11
1.12	1.12	1	1.12	1.12	1.12	1.12
1.13	1.13	1	1.13	1.13	1.13	1.13
1.14	1.14	1	1.14	1.14	1.14	1.14
1.15	1.15	1	1.15	1.15	1.15	1.15
1.16	1.16	1	1.16	1.16	1.16	1.16
1.17	1.17	1	1.17	1.17	1.17	1.17
1.18	1.18	1	1.18	1.18	1.18	1.18
1.19	1.19	1	1.19	1.19	1.19	1.19
1.20	1.20	1	1.20	1.20	1.20	1.20
1.21	1.21	1	1.21	1.21	1.21	1.21
1.22	1.22	1	1.22	1.22	1.22	1.22
1.23	1.23	1	1.23	1.23	1.23	1.23
1.24	1.24	1	1.24	1.24	1.24	1.24
1.25	1.25	1	1.25	1.25	1.25	1.25
1.26	1.26	1	1.26	1.26	1.26	1.26
1.27	1.27	1	1.27	1.27	1.27	1.27
1.28	1.28	1	1.28	1.28	1.28	1.28
1.29	1.29	1	1.29	1.29	1.29	1.29
1.30	1.30	1	1.30	1.30	1.30	1.30
1.31	1.31	1	1.31	1.31	1.31	1.31
1.32	1.32	1	1.32	1.32	1.32	1.32
1.33	1.33	1	1.33	1.33	1.33	1.33
1.34	1.34	1	1.34	1.34	1.34	1.34
1.35	1.35	1	1.35	1.35	1.35	1.35
1.36	1.36	1	1.36	1.36	1.36	1.36
1.37	1.37	1	1.37	1.37	1.37	1.37
1.38	1.38	1	1.38	1.38	1.38	1.38
1.39	1.39	1	1.39	1.39	1.39	1.39
1.40	1.40	1	1.40	1.40	1.40	1.40
1.41	1.41	1	1.41	1.41	1.41	1.41
1.42	1.42	1	1.42	1.42	1.42	1.42
1.43	1.43	1	1.43	1.43	1.43	1.43
1.44	1.44	1	1.44	1.44	1.44	1.44
1.45	1.45	1	1.45	1.45	1.45	1.45
1.46	1.46	1	1.46	1.46	1.46	1.46
1.47	1.47	1	1.47	1.47	1.47	1.47
1.48	1.48	1	1.48	1.48	1.48	1.48
1.49	1.49	1	1.49	1.49	1.49	1.49
1.50	1.50	1	1.50	1.50	1.50	1.50
1.51	1.51	1	1.51	1.51	1.51	1.51
1.52	1.52	1	1.52	1.52	1.52	1.52
1.53	1.53	1	1.53	1.53	1.53	1.53
1.54	1.54	1	1.54	1.54	1.54	1.54
1.55	1.55	1	1.55	1.55	1.55	1.55
1.56	1.56	1	1.56	1.56	1.56	1.56
1.57	1.57	1	1.57	1.57	1.57	1.57
1.58	1.58	1	1.58	1.58	1.58	1.58
1.59	1.59	1	1.59	1.59	1.59	1.59
1.60	1.60	1	1.60	1.60	1.60	1.60
1.61	1.61	1	1.61	1.61	1.61	1.61
1.62	1.62	1	1.62	1.62	1.62	1.62
1.63	1.63	1	1.63	1.63	1.63	1.63
1.64	1.64	1	1.64	1.64	1.64	1.64
1.65	1.65	1	1.65	1.65	1.65	1.65
1.66	1.66	1	1.66	1.66	1.66	1.66
1.67	1.67	1	1.67	1.67	1.67	1.67
1.68	1.68	1	1.68	1.68	1.68	1.68
1.69	1.69	1	1.69	1.69	1.69	1.69
1.70	1.70	1	1.70	1.70	1.70	1.70
1.71	1.71	1	1.71	1.71	1.71	1.71
1.72	1.72	1	1.72	1.72	1.72	1.72
1.73	1.73	1	1.73	1.73	1.73	1.73
1.74	1.74	1	1.74	1.74	1.74	1.74
1.75	1.75	1	1.75	1.75	1.75	1.75
1.76	1.76	1	1.76	1.76	1.76	1.76
1.77	1.77	1	1.77	1.77	1.77	1.77
1.78	1.78	1	1.78	1.78	1.78	1.78
1.79	1.79	1	1.79	1.79	1.79	1.79
1.80	1.80	1	1.80	1.80	1.80	1.80
1.81	1.81	1	1.81	1.81	1.81	1.81
1.82	1.82	1	1.82	1.82	1.82	1.82
1.83	1.83	1	1.83	1.83	1.83	1.83
1.84	1.84	1	1.84	1.84	1.84	1.84
1.85	1.85	1	1.85	1.85	1.85	1.85
1.86	1.86	1	1.86	1.86	1.86	1.86
1.87	1.87	1	1.87	1.87	1.87	1.87
1.88	1.88	1	1.88	1.88	1.88	1.88
1.89	1.89	1	1.89	1.89	1.89	1.89
1.90	1.90	1	1.90	1.90	1.90	1.90
1.91	1.91	1	1.91	1.91	1.91	1.91
1.92	1.92	1	1.92	1.92	1.92	1.92
1.93	1.93	1	1.93	1.93	1.93	1.93
1.94	1.94	1	1.94	1.94	1.94	1.94
1.95	1.95	1	1.95	1.95	1.95	1.95
1.96	1.96	1	1.96	1.96	1.96	1.96
1.97	1.97	1	1.97	1.97	1.97	1.97
1.98	1.98	1	1.98	1.98	1.98	1.98
1.99	1.99	1	1.99	1.99	1.99	1.99
2.00	2.00	1	2.00	2.00	2.00	2.00

2/14/2025

UT24016

811 BLUE STANLEY OF UTAH

811 BLUE STANLEY OF UTAH

811 BLUE STANLEY OF UTAH

WHISPERING PINES

4000 E. POWERHOUSE RD.

SPANISH FORK, UTAH

EDGE HOMES

ATTN: MKG: WINTERS

801-494-1159

WWW.EDGEHOMES.COM

PKJ

DESIGN GROUP

LANDSCAPE ARCHITECTS

3450 N. TULLY BLVD. SUITE 102

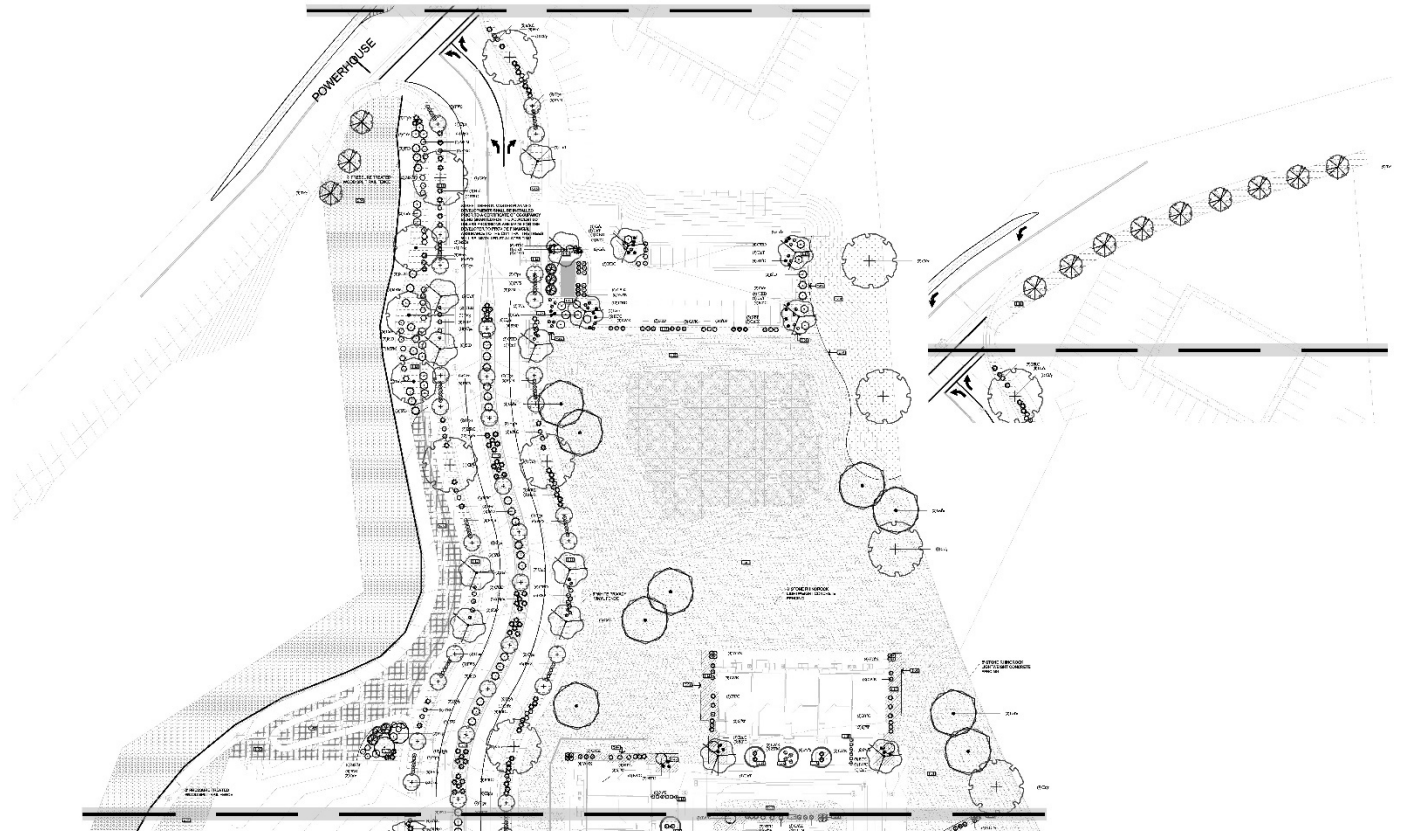
LEHI, UTAH 84043 (801) 755-5844

WWW.PKJGROUP.COM

QTY PERMIT SET

LP-101





ISSUE DATE: 2/14/2025 PROJECT NUMBER: UT24016		PLAN INFORMATION:		PROJECT INFORMATION:		DEVELOPER / PROPERTY OWNER / CLIENT:		LANDSCAPE ARCHITECT / PLANNER:		LICENSE STATE:		DRAWING NO:	
NO. 1 REVISION:		DATE: 04/04/24 DRAWN BY:		CHECKED BY:		PROJECT INFORMATION:		DEVELOPER / PROPERTY OWNER / CLIENT:		LANDSCAPE ARCHITECT / PLANNER:		LICENSE STATE:	
2 REVISION:		DATE:		CHECKED BY:		PROJECT INFORMATION:		DEVELOPER / PROPERTY OWNER / CLIENT:		LANDSCAPE ARCHITECT / PLANNER:		LICENSE STATE:	
3 REVISION:		DATE:		CHECKED BY:		PROJECT INFORMATION:		DEVELOPER / PROPERTY OWNER / CLIENT:		LANDSCAPE ARCHITECT / PLANNER:		LICENSE STATE:	
4 REVISION:		DATE:		CHECKED BY:		PROJECT INFORMATION:		DEVELOPER / PROPERTY OWNER / CLIENT:		LANDSCAPE ARCHITECT / PLANNER:		LICENSE STATE:	
5 REVISION:		DATE:		CHECKED BY:		PROJECT INFORMATION:		DEVELOPER / PROPERTY OWNER / CLIENT:		LANDSCAPE ARCHITECT / PLANNER:		LICENSE STATE:	
6 REVISION:		DATE:		CHECKED BY:		PROJECT INFORMATION:		DEVELOPER / PROPERTY OWNER / CLIENT:		LANDSCAPE ARCHITECT / PLANNER:		LICENSE STATE:	
7 REVISION:		DATE:		CHECKED BY:		PROJECT INFORMATION:		DEVELOPER / PROPERTY OWNER / CLIENT:		LANDSCAPE ARCHITECT / PLANNER:		LICENSE STATE:	

BLUE STATES OF UTAH  
 811  
 1-800-465-4111  
[www.811utah.gov](http://www.811utah.gov)

GRAPHIC SCALE: 1" = 32'

### WHISPERING PINES

4000 E. POWERHOUSE RD.  
 SPANISH FORK, UTAH

EDGE HOMES  
 AT: MKM WINTERS  
 4000 E. POWERHOUSE RD.  
 SPANISH FORK, UT 84660

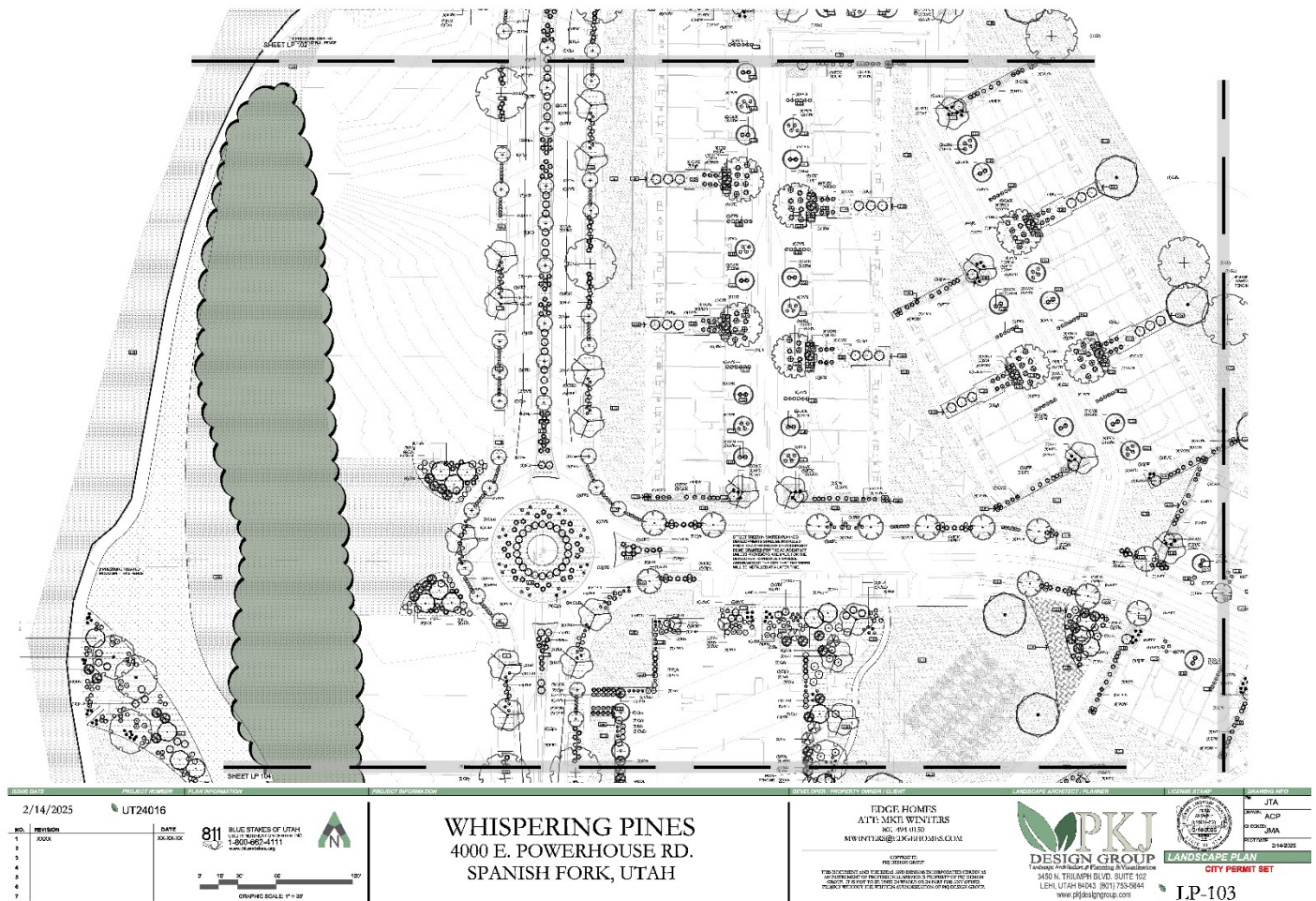
LANDSCAPE ARCHITECT / PLANNER:
   
 PKJ DESIGN GROUP
   
 3450 N. TULLAH BLVD. SUITE 102
   
 LEHI, UT 84043 (801) 733-5844
   
[www.pkjdesigngroup.com](http://www.pkjdesigngroup.com)

CITY PERMIT SET

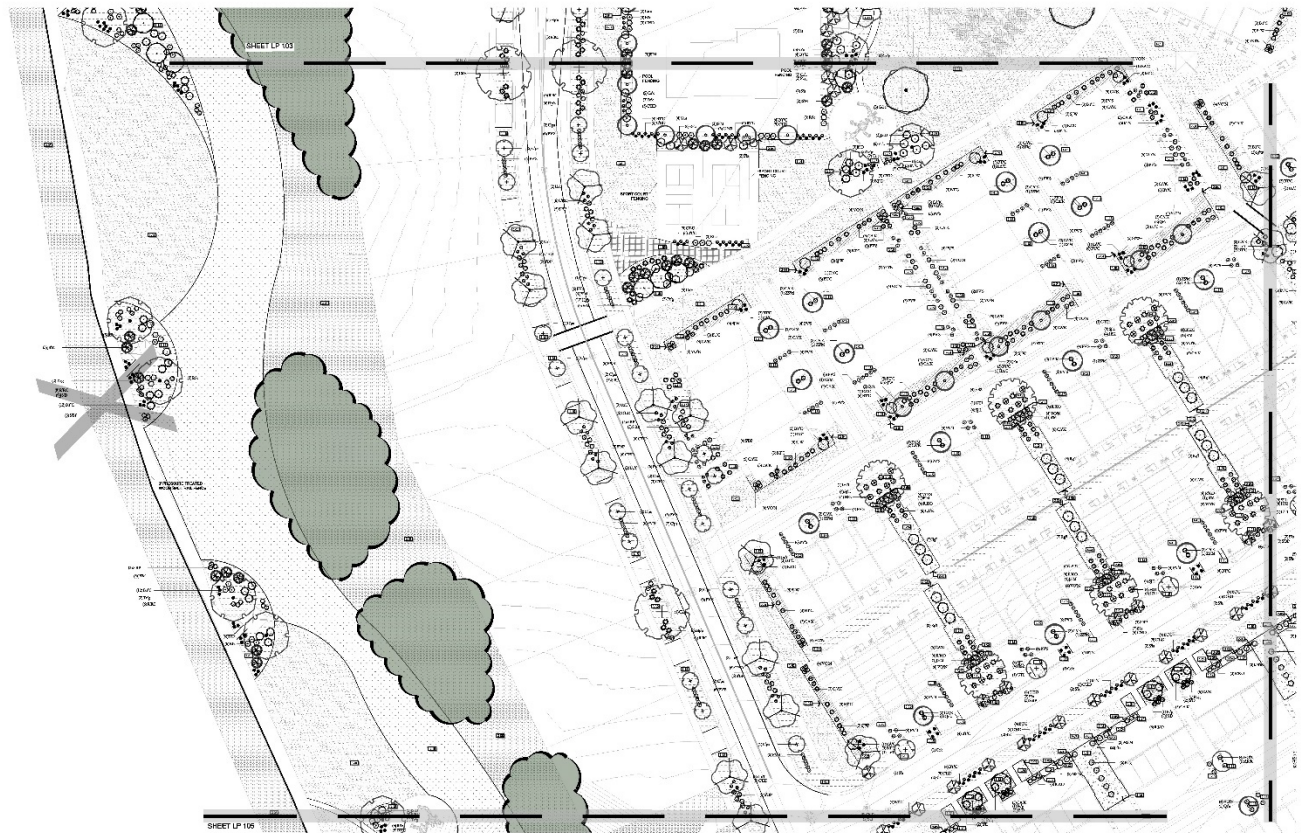
J.P-102

40 SOUTH MAIN STREET | SPANISH FORK, UT 84660 | [SPANISHFORK.GOV](http://SPANISHFORK.GOV)



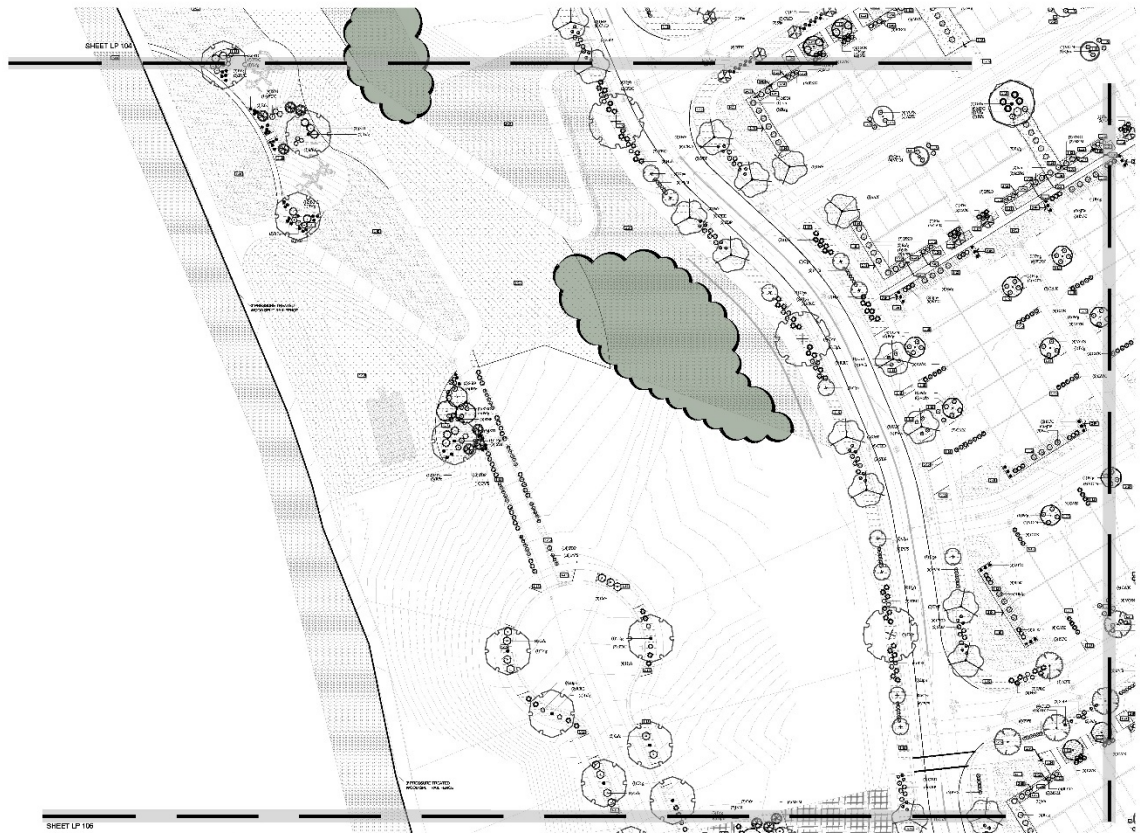






ISSUE DATE: 2/14/2025 PROJECT NUMBER: UT24016		BLUE STAKES OF UTAH 811 1-800-465-4111 <a href="http://www.bluestakes.org">www.bluestakes.org</a>		<b>WHISPERING PINES</b> 4000 E. POWERHOUSE RD. SPANISH FORK, UTAH		DEVELOPER / PROPERTY OWNER / CLIENT: EDGE HOMES AT: MKI WINTLERS MKI WINTLERS LLC MKI WINTLERS LLC @ JMK GROUP HOLDINGS, LLC		LANDSCAPE ARCHITECT / PLANNER: PKJ DESIGN GROUP LANDSCAPE ARCHITECTURE & PLANNING, INC. 3450 N. TULLAHAM BLVD., SUITE 102 LEHI, UTAH 84043 (801) 733-5844 <a href="http://www.pkjdesigngroup.com">www.pkjdesigngroup.com</a>		JTA STATE OF UTAH LICENSE NO. 2148325 CITY PERMIT SET	
NO. 1 1. XXXX 2. 3. 4. 5. 6. 7.		DATE: 04/04/24 DRAWN BY: JTA CHECKED BY: JTA 1" = 32' GRAPHIC SCALE: 1" = 32'									





ISSUE DATE		PROJECT NUMBER		PLAN INFORMATION		PROJECT INFORMATION		DEVELOPER / PROPERTY OWNER / CLIENT		LANDSCAPE ARCHITECT / PLANNER		LICENSE STATE		PERMITTING AGENCY	
2/14/2025		UT24016						EDGE HOMES ATP MKM WINTLERS 4000 E. POWERHOUSE RD. SPANISH FORK, UT 84660		PKJ DESIGN GROUP LANDSCAPE ARCHITECTS PLLC 3450 N. TULLY RD. SUITE 102 LEHI, UT 84043 (801) 733-5644 www.pkjdesigngroup.com		UTAH		JTA ACDP SAA 2149325	
NO. 1		REVISION		DATE		BY									
1		XXX		04/04/25		JTA									
2															
3															
4															
5															
6															
7															

BLUE STAKES OF UTAH  
UTAH LANDSCAPE ARCHITECTS ASSOCIATION  
1-800-465-4111  
www.bluestakes.org

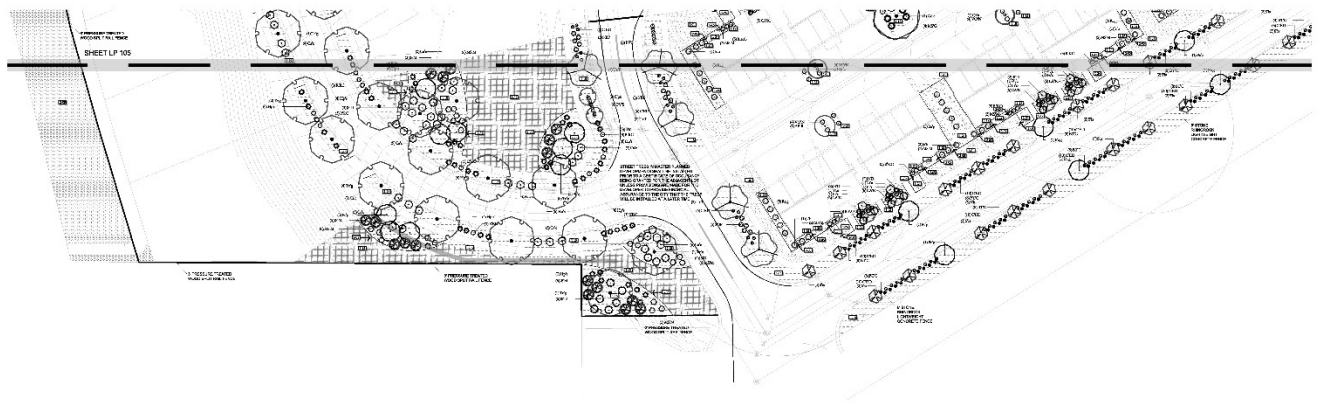
GRAPHIC SCALE: 1" = 32'


**WHISPERING PINES**  
4000 E. POWERHOUSE RD.  
SPANISH FORK, UTAH

**PKJ DESIGN GROUP**  
LANDSCAPE ARCHITECTS PLLC  
3450 N. TULLY RD. SUITE 102  
LEHI, UT 84043 (801) 733-5644  
www.pkjdesigngroup.com

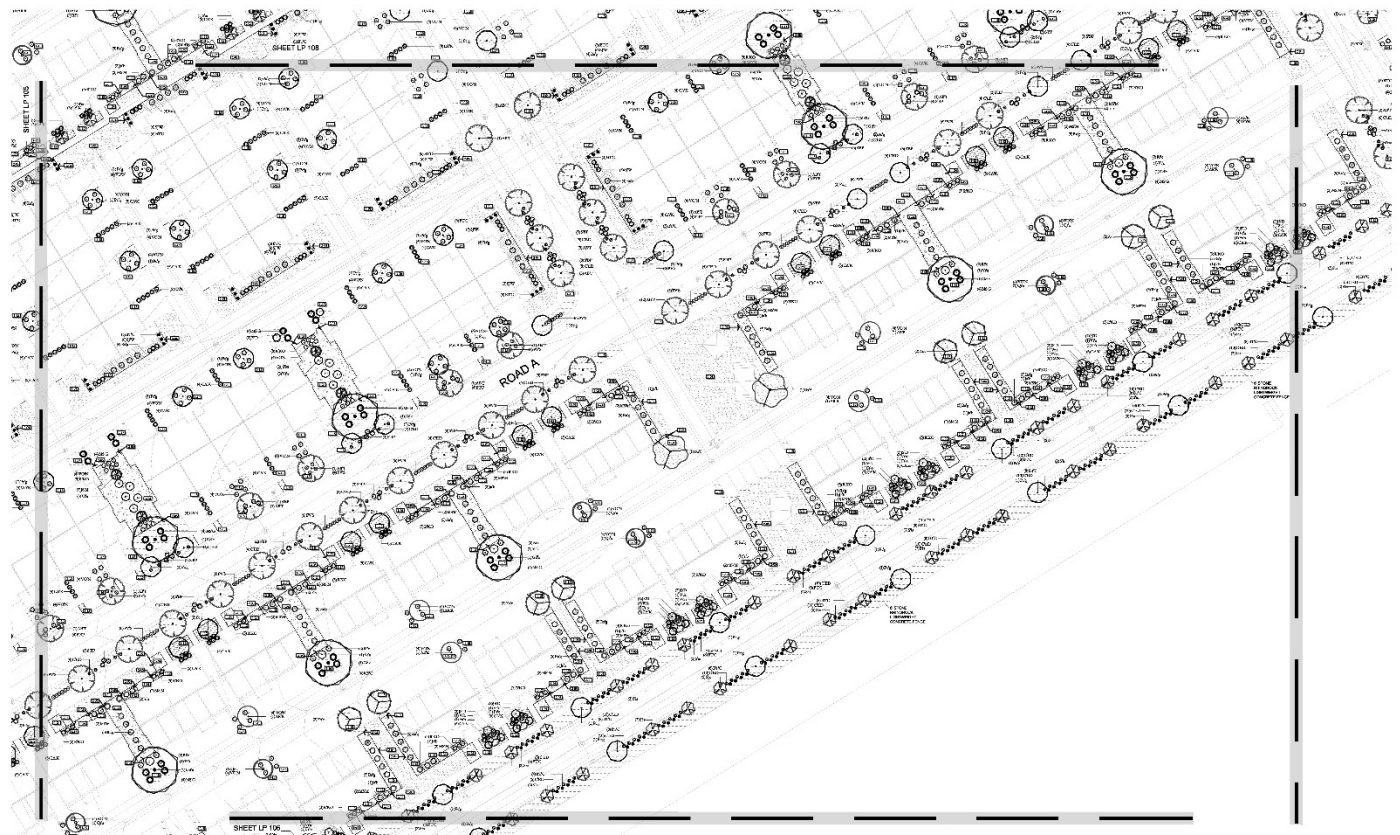
**CITY PERMIT SET**  
J.P-105





ISSUE DATE		PROJECT NUMBER		PLAN INFORMATION		PROJECT INFORMATION		DEVELOPER / PROPERTY OWNER / CLIENT		LANDSCAPE ARCHITECT / PLANNER		LICENSE STATE		DRAWING INFO	
2/14/2025		UT24016		 <b>BLUE STAKES OF UTAH</b> LANDSCAPE ARCHITECTS 1-800-465-4111 <a href="http://www.bluestakes.org">www.bluestakes.org</a>		<b>WHISPERING PINES</b> 4000 E. POWERHOUSE RD. SPANISH FORK, UTAH		EDGF HOMES A/P: MKH WINTERS 801-498-8130 <a href="mailto:MKHINT@EDGF.COM">MKHINT@EDGF.COM</a>		 <b>PKJ</b> DESIGN GROUP LANDSCAPE ARCHITECTS & PLANNERS 3450 N. TULLY RD. SUITE 102 LEHI, UTAH 84043 (801) 733-5844 <a href="http://www.pkjdesigngroup.com">www.pkjdesigngroup.com</a>				JTA ACP SAA 2149325	
NO. 1 REVISION 2 3 4 5 6 7		DATE 04/04/25												<b>CITY PERMIT SET</b> <b>J.P-106</b>	



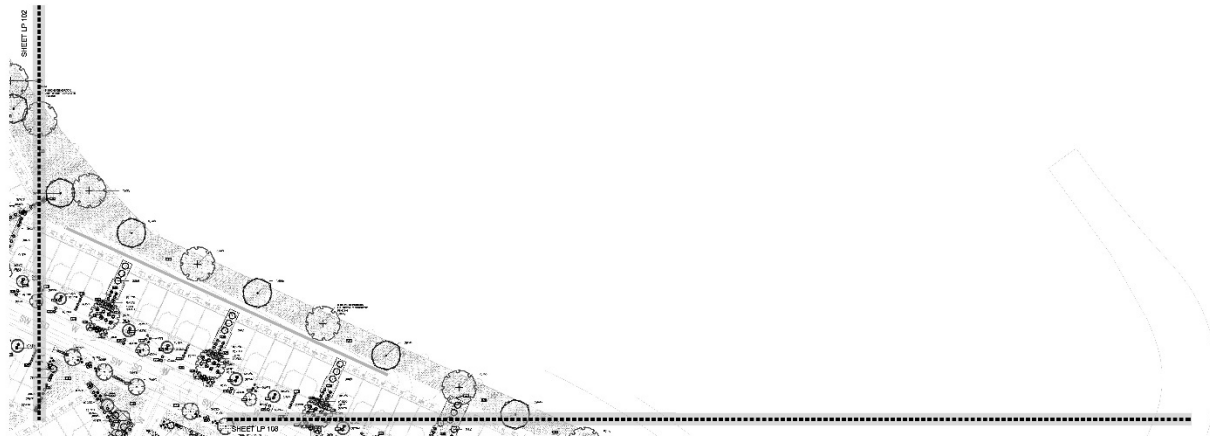


SHEET DATE: 2/14/2025 PROJECT NUMBER: UT24016 PLAN INFORMATION: 811 BLUE STAKES OF UTAH 1-800-465-4111 www.bluestakes.org		PROJECT INFORMATION: WHISPERING PINES 4000 E. POWERHOUSE RD. SPANISH FORK, UTAH		DEVELOPER / PROPERTY OWNER / CLIENT: EDGF HOMES A/P: MKT. WINTERS MKT.WINTERS@EDGFHOMES.COM		LANDSCAPE ARCHITECT / PLANNER: PKJ DESIGN GROUP 3450 N. TULLAH VALLEY BLVD. SUITE 102 LEHI, UTAH 84043 (801) 733-5844 www.pkjdesigngroup.com		LICENSE STATE: UTAH LICENSE NUMBER: 2149325 CITY PERMIT SET: J.P-107	
---	--	---	--	---	--	---	--	--	--



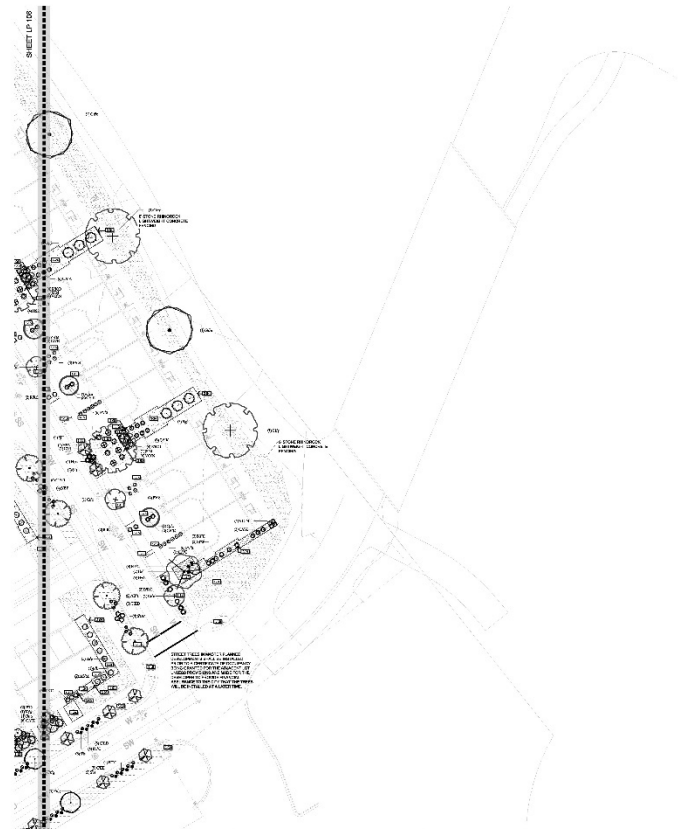






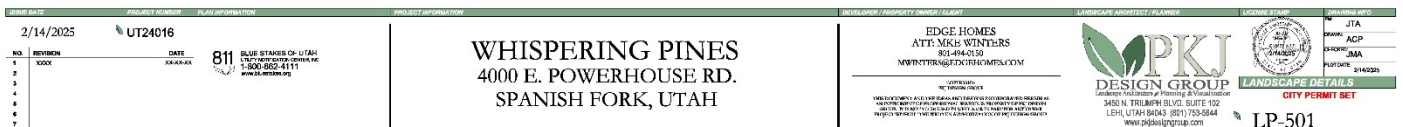
SHEET DATE		PROJECT NUMBER		PLAN INFORMATION		PROJECT INFORMATION		DEVELOPER / PROPERTY OWNER / CLIENT		LANDSCAPE ARCHITECT / PLANNER		LICENSED SEAL		DRAWING INFO	
2/14/2025		UT24016		 BLUE STATES OF UTAH 811 1-800-465-4111 <a href="http://www.811.utah.gov">www.811.utah.gov</a>		<b>WHISPERING PINES</b> 4000 E. POWERHOUSE RD. SPANISH FORK, UTAH		EDGF HOMES A/P: MKH WINTERS 801-495-6130 MKWINTERS@EDGFHOMES.COM		 <b>PKJ</b> DESIGN GROUP Landscape Architecture & Planning 3450 N. TULLAH BLVD. SUITE 102 LEHI, UTAH 84043 (801) 733-5844 <a href="http://www.pkjdesigngroup.com">www.pkjdesigngroup.com</a>				JTA ACP SAA 2149025	
NO. 1 REVISION 1 XXXX 2 3 4 5 6 7		DATE 04-04-25		 GRAPHIC SCALE: 1" = 32'										<b>CITY PERMIT SET</b> J.P-109	





DATE		PROJECT NUMBER		PROJECT INFORMATION		DEVELOPER / PROPERTY OWNER / CLIENT		LANDSCAPE ARCHITECT / PLANNER		LICENSE STATUS		DRAWING INFO	
2/14/2025		UT24016		<p><b>WHISPERING PINES</b> 4000 E. POWERHOUSE RD. SPANISH FORK, UTAH</p>		<p>EDGE HOMES ATTN: MIKE WINTERS 801-495-1130 MIKE.WINTERS@EDGEHOMES.COM</p>		<p><b>PKJ</b> DESIGN GROUP Landscape Architecture &amp; Planning &amp; Construction 3450 N. TULLY RD. SUITE 102 LEHI, UTAH 84043 (801) 733-5844 www.pkjdesigngroup.com</p>		<p><b>CITY PERMIT SET</b></p>		<p>JTA ACIP SAA DWA</p>	
NO. 1		PROVISION		DATE		BY		CHECKED		DATE		BY	
1		XXX											
2													
3													
4													
5													
6													
7													









W H I S P E R I N G  
**PINES**

MASTER PLANNED DEVELOPMENT



**135 ACRE MIXED-USE DEVELOPMENT**

3650 E POWERHOUSE RD | SPANISH FORK, UT



## 1A: Whispering Pines

### Introduction

Located along the Wasatch Front at the mouth of the Spanish Fork Canyon, **Whispering Pines** has been planned as a premier 60-acre master planned residential community with approximately 585 residential units and a significant internal pedestrian trail network. Whispering Pines is designed with sustainability in mind and will provide a variety of residential housing, all while preserving a large portion of the community as natural open space.

The Whispering Pines site is located at the southeast end of Spanish Fork City, at the mouth of Spanish Fork Canyon. This location provides easy access to major transportation corridors, adjacent cities and surrounding public lands. In addition, the unique topography of the site will provide exceptional views of Spanish Fork Canyon to the south, and elevated views of The Oaks Golf Course to the west.

Whispering Pines will provide residents with a wide variety of residential choices, all within walking or biking distance to a vast network of public trails within Spanish Fork City and Mapleton City to the north. The master plan also preserves approximately 21 acres, over 35 percent of the project site, as natural open space. The integrated parks and trail system of Whispering Pines are highlighted by playgrounds, sports fields, and a series of trails. As a pedestrian friendly environment, Whispering Pines will enable residents to walk or bike on the trail system or play with their children at the centralized community club house, without ever getting into a car.



## 1B: Design Team

### EDGE Homes Architectural Committee (EDGE AC)

EDGE AC has created these Design Standards as a resource for homeowners, architects, designers and builders. These Standards will step through the process of designing and building homes in a manner that is consistent with the design intent of Whispering Pines and compatible with the overall community character.

The EDGE AC design philosophy is simple: create sustainable places where people want to live, work and play. We believe in creating places that are eco-sensitive, balanced, and sustainable; places where people can easily interact and build communities; and places that are as unique and varied as the environments in which we work.

EDGE AC is located in Draper, Utah and will act as the point source of contact for all correspondence or inquiries regarding these Residential Design Standards.



13702 S 200 W B125  
Draper, Utah 84020  
[www.edgehomes.com](http://www.edgehomes.com)












**1C: Site Plan**

Whispering Pines offers a wide variety of residential unit types from townhomes to large estate homes with pristine views of the Wasatch Mountains and Utah County. This variety among home types and home design will help to create a true sense of community. The site plan for Whispering Pines is centralized around access and integration of parks highlighted by playgrounds and a series of trails. The parks are connected throughout the community with a network of pedestrian trails and sidewalks. As a pedestrian friendly environment, Whispering Pines will enable residents to hike or bike on the trail system or play with their children at the neighborhood play field without ever getting in a car.

**General Site Plan Information:**

- 60 acres
- 21 acres of open space
- 580 residential units

**LAND USE TABLE**

DESIGNATION	TYPE	RESIDENTIAL UNITS
	SINGLE FAMILY ATTACHED, FRONT LOAD	155
	SINGLE FAMILY ATTACHED, REAR LOAD	20
	SINGLE FAMILY ATTACHED, BACK 2 BACK	140
	SINGLE FAMILY STACKED	240
	SINGLE FAMILY DETACHED	24
	SPANISH FORK OWNED / MAINTAINED	
	OPEN SPACE HOA OWNED / MAINTAINED	





## 2A: General Lot Standards

This section includes basic elements which must be considered in the initial site investigation and will help match the proposed plan to an acceptable building lot.

The residential units within Whispering Pines are classified into 4 groups based on unit type, lot size, and location within the community. Each unit classification will have distinct recommendations and requirements.

## 2B: Lot Setbacks, Sizing

Lot setbacks are necessary for parking, access, and utilities; they can also help influence the character of the neighborhood. The definitions and table below define lot setbacks and sizing for Whispering Pines:

- **Garage Front Setback** - For garages with access directly to a public roadway, the garage front setback is to be the minimum required distance from the front property line to the face of the garage door. For alley load units, the garage front setback is to be the minimum required distance from the alley curb to the face of the garage door.
- **Front Setback** - The minimum distance required from the front property line to the front porch, exterior wall of the house or side entry garage. Roof eaves and uncovered steps may extend into this setback. Window wells are permitted to extend into setbacks, if present.
- **Rear Setback** - The minimum distance as measured parallel from the rear lot line to the exterior wall of the garage, porch, or living space. Roof eaves and uncovered steps may extend into this setback. Window wells are permitted to extend into setbacks, if present.
- **Side Setback** - The minimum distance as measured parallel from the side lot line to the exterior wall of the garage, porch or living space. Roof eaves and uncovered steps may extend into this setback a maximum of two feet (2'). Side setback requirements for townhomes and multi-family units will apply to end units only. Window wells are permitted to extend into setbacks, if present.

Table 2B-1

	Single Family Attached	Single Family Stacked	Single Family Detached
Minimum Lot Area	N/A	N/A	N/A
Minimum Lot Width	N/A	N/A	41'
Minimum Front Yard Setback	10' to living space, 20' to garage	10' to living space, 20' to garage	20'
Minimum Side Yard Setback	10' building to building, 10' to ROW or property line	10' building to building, 10' to ROW or property line	5'
Minimum Rear Yard Setback	10'	10'	N/A



**3A: On-Street Parking**

To ensure residents have sufficient space for vehicular parking, all driveway lengths within the single and multi-family neighborhoods will feature a minimum driveway lengths of 20'. Single-family and townhome units all come equipped with two-car garages, with many of the single-family homes having a third-car option. The stacked single-family condominiums contain 1-car garages (with 20' driveways). To meet Spanish Fork City minimum parking requirements, while aiming to retain green space and reduce impervious surfaces within the community, one-sided on-street parking will be allowed within the designated zones, highlighted on Exhibit 3A-1.

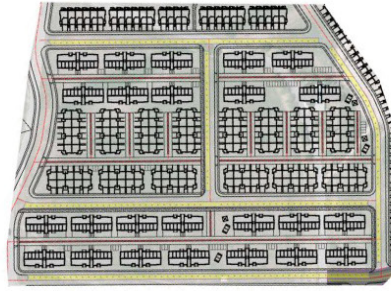


EXHIBIT 3A-1

**3B: Zoning / Density**

Whispering Pines introduces a unique mixture of housing types and architectural elements throughout the property, all of which blend with the natural landscape and seamlessly integrate with the surrounding environment. Housing density will vary, dependent upon location and product type throughout the community. Whispering Pines globally will carry a density similar to Spanish Fork base zoning of R-3, which carries a maximum density of 12 units / acre. Deviations from R-3 base zoning (e.g., minimum lot dimensions) are described within Table 2B-1.



EXHIBIT 3B-1



**3C: Interior Roadways**

Whispering Pines will consist of a combination of public and private roadways throughout the community which will form a vehicular movement network. Public vs. Private roadways are identified on Exhibit 3D-1. Infrastructure within public and private roadways will be owned and maintained by Spanish Fork City.

**LAND USE DISTRIBUTION**



DESCRIPTION	QUANTITY
TOTAL PROPERTY AREA	59.8 ACRES
TOTAL OPEN SPACE	21 ACRES
PERCENT OPEN SPACE	35%
GREENWAY TRAIL	6,500 LF
PUBLIC ROAD	
PRIVATE ROAD	



EXHIBIT 3D-1



**3D: Public Trail Network**

Whispering Pines will host a network of 10' wide asphalt public "Greenway" trails throughout the property, along with public trailhead parking and a restroom facility (Exhibit 3D-1). Greenway trails throughout the property will connect to the Spanish Fork River Trail, as well as the Mapleton City trail system. All greenway trails within the Whispering Pines community will be owned and maintained by Spanish Fork City.



EXHIBIT 3D-1





**3D: Public Trail Network**

Whispering Pines will host a network of 10' wide asphalt public "Greenway" trails throughout the property, along with public trailhead parking and a restroom facility (Exhibit 3D-1). Greenway trails throughout the property will connect to the Spanish Fork River Trail, as well as the Mapleton City trail system. All greenway trails within the Whispering Pines community will be owned and maintained by Spanish Fork City.

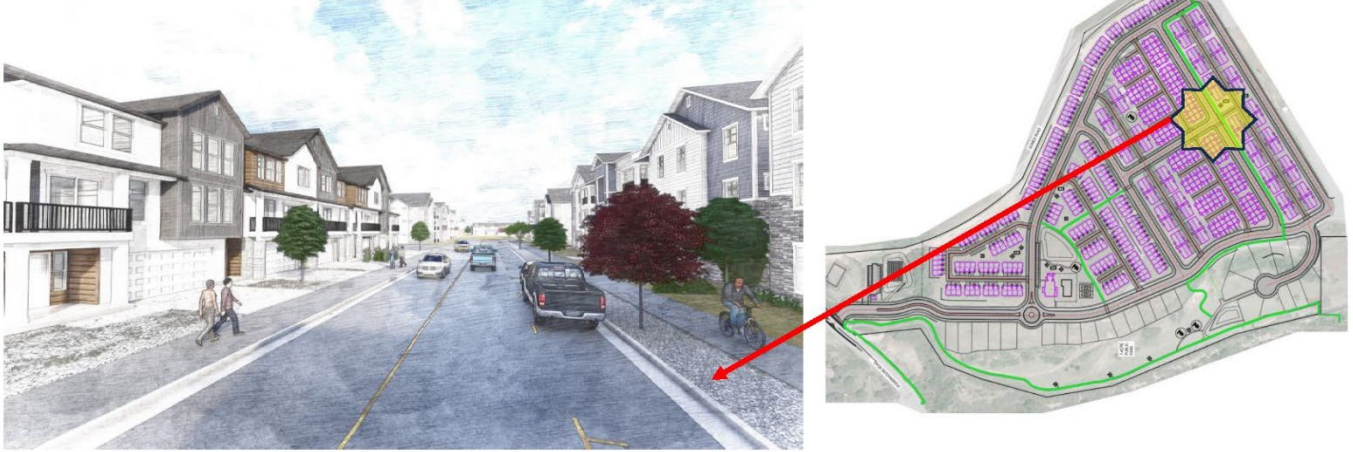


EXHIBIT 3D-2



3E: Community Features and Elements : 7-Acre Public Park



EXHIBIT 3E-1



3E: Community Features and Elements : 7-Acre Public Park



EXHIBIT 3E-1



3E: Community Features and Elements : Single-Family, Lower Bench



EXHIBIT 3E-1



**3E: Community Features and Elements : Commercial/Residential Buffer**

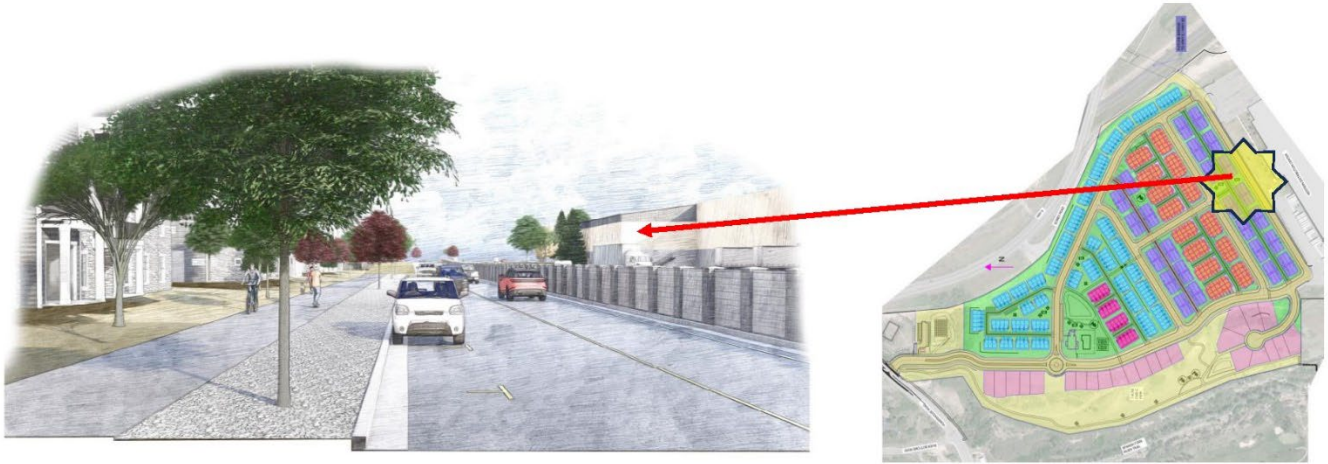


EXHIBIT 3E-2



3E: Community Features and Elements : Commercial/Residential Buffer



EXHIBIT 3E-2



3E: Community Features and Elements : Community Club House



EXHIBIT 3E-4



**3E: Community Features and Elements : Community Club House**

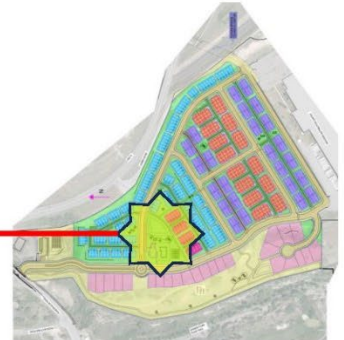


EXHIBIT 3E-5



3E: Community Features and Elements : Community Club House



EXHIBIT 3E-6



**4A: Architectural Motifs**

Whispering Pines aims to create a visually attractive and welcoming, serene sense of place within all outdoor spaces of the community. As such, Whispering Pines requires four-sided architectural elements on each building proposed, including townhome and condominium style homes. Stucco will not be permitted as a primary exterior finish, as a primary combination of brick, stone, and composite siding will be required on all four sides.

**4B: General Architectural Standards**

The General Architectural Standards section includes information to assist design beyond the site planning phase. It identifies the most important aspects of building design and creates general design standards that will establish the criteria by which all projects will be judged in the review process. This section will begin with general principles about general architectural character, overall building massing and scale, and will culminate with very specific information needed to design architectural elements and details for the building.

**4C: General Architectural Character**

In general, the architectural design should be simple in form and detailing while responding to the unique character of the site and the contemporary living patterns. The key to achieving this result is application of the following characteristics:

1. A composition of many equal masses, which make the main body visually ambiguous, should be avoided;
2. Employ adequate architectural elements such as garages, porches, stairs and dormers, which are added to the main body of the house;
3. Use screened and covered porches to create an extension of the living space and function as a transition between the privacy of the interior and the purely public sidewalks and streets or as approved through the Architectural Committee;
4. Roof massing should also be hierarchical to express the primary, secondary, and tertiary parts of the building;
5. Mono pitched roofs may be used as additions to the primary building;
6. Roofs may be simple gabled or hipped with a roof pitch, between 5-10:12. Porches may have lower roof pitches, but may not be less than 3:12;
7. Porches should be well proportioned. Where double story porches are used, they should be related to the first story in length and location;
8. Porches are strongly encouraged on all residential units and where utilized, shall be a minimum depth of 3.5 feet;
9. Porches may be single or double story;
10. Column style is critical in complimenting the design and style of a structure. Columns should accentuate the porch and stoop entry design.
11. Employ careful design and simple detailing of facades;
12. It is encouraged where possible, the building be oriented in order to maximize views, solar access and daylight;
13. Use landscaping to tie the neighborhood together and connect the buildings to their surroundings.



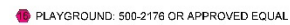
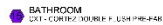
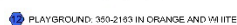
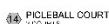
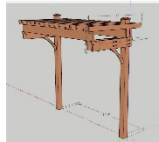
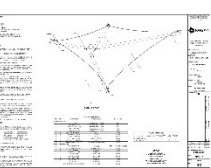
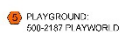
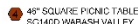
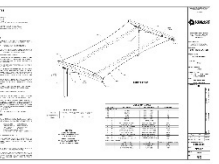
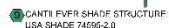
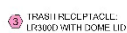
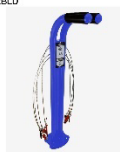
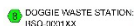
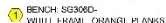


The following items are to be shown on the site plan:

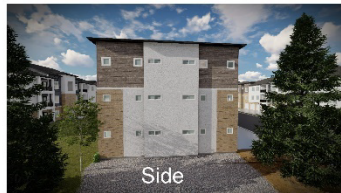
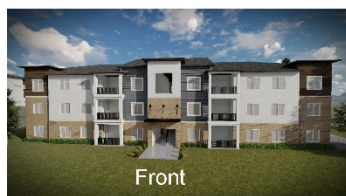
1. All property lines with bearings and distances.
2. Required building setbacks according to these Design Guidelines.
3. Location of all existing structures on adjacent lots.
4. Location and dimensions of all existing and proposed driveways, sidewalks, patios, and retaining walls.
5. Location of all significant existing trees or vegetation.
6. Retaining walls in excess of 4 feet in height are not permitted without the prior written approval of the AC. In addition, retaining walls are not permitted between adjoining properties without the approval of the AC. All walls over 4 feet in height, if approved by the AC, are to be designed and stamped by a professional geotechnical engineer.
7. Existing grade contours for the entire lot at a maximum interval of one foot (1'). In addition, the location and grade of adjoining lot improvements including driveways, landscaping and house shall be included, if available.
8. Finished floor(s) elevation, finished grade elevations adjacent to structure, garage floor elevation, and finished grade at all lot corners.
9. Finish grade contours and spot elevations demonstrating the ability to maintain required slope away from structure for a minimum of ten feet (10'), indication of driveway slope, and drainage pattern for final lot grading.



**1** BENCH: SG308D-  
WILL FRAM. ORANGE PLANKS



## ● Ammon Condo





## ● Blair Townhome



### High Visibility Side



- Multiple materials highlighting articulation.
- Additional brick to ground architecture.
- Material wrapping corners creating smooth transitions.

## ● Brighton Townhome



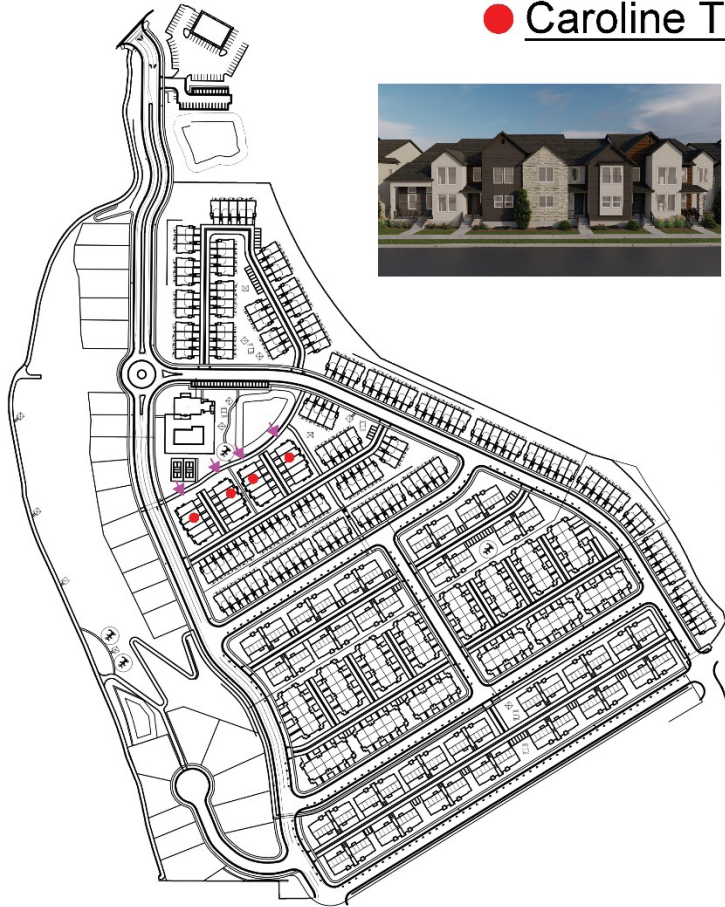
### High Visibility Side



- Additional stone highlighting articulation.
- Larger windows
- Material wrapping corners creating smooth transitions.



## ● Caroline Townhome

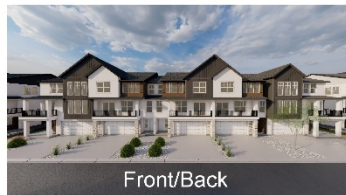


### High Visibility Side

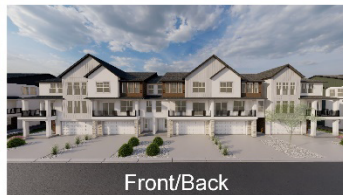


- Multiple materials highlighting articulation.
- Additional stone to ground architecture.
- Material wrapping corners creating smooth transitions.

## ● Finley Townhome



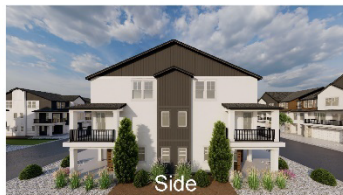
Front/Back



Front/Back



Front/Back



Side

### High Visibility Side



- Multiple materials highlighting articulation.
- Additional stone highlighting articulation.
- Material wrapping corners creating smooth transitions.



**TO:** Spanish Fork Planning Commission

**FROM:** Community Development Department

**DATE:** March 5, 2025

**RE:** Draft DRC Minutes for Whispering Pines Zone Change and Preliminary Plat

**DRC February 26, 2025:**

**Zone Change**

Dave Anderson suggested that the applicants work with the City to ensure that the development complies with the City's signage regulations.

Seth Perrins spoke briefly about the developers placing a billboard that is not currently permitted.

Brandon Snyder spoke about the proposal and the current and proposed zoning for the area. He spoke about the accessibility to the development and stated that the existing industrial building will remain in the industrial zone. He provided the proposed unit count that features a mix of housing products, open space area and the phasing plan of the development. He feels that the overall development provides enough parking for the units, except the stacked flat condominiums that provide street parking, which would be required to be approved by the City Council as it makes up 8% of the total parking for the overall development. He stated that the applicants are requesting reduced setbacks, which would need to be discussed with the Planning Commission and City Council. He spoke further regarding landscaping and trail system connection, and stated that the applicants have requested to use residential garbage cans. He stated that the applicants have applied for a Zone Change and Preliminary Plat approval, which he stated will need separate motions.

Engineering has no additional comments.



Jake Theurer asked if the applicants will be relocating the Rocky Mountain powerline and it was stated that the applicants have made a deposit with Rocky Mountain Power to relocate this powerline.

There was discussion regarding the secondary access and bridge. It was stated that the applicants will need to be able to provide a second access if they wish to build 500-plus units.

John Bankhead is unsure whether they will be able to provide that second access, he feels that the design itself can accommodate the traffic with the unit count. He spoke about funding and their intentions with developing this area and trying to provide the most robust main entrance to the development that they can. He stated that he is unsure of when the bridge will be built as they are not in control. He spoke further about the High-T intersection, roundabout, as well as widening the lanes. He stated that he would like to move forward to the Planning Commission and City Council to have them decide what they are comfortable moving forward with. He is hopeful that the funding will come through for them, but stated that it is ultimately out of their hands.

There was discussion regarding the Applicant entering into a development agreement with the City for the high number of lots that will be developed and the need for a secondary access point. It was discussed whether this development would even be allowed without a second access. The Applicant again, stated that they are choosing to have the City Council weigh in on whether this is true or not as they do not necessarily want to enter into a development agreement for something they do not have control over. They feel that they have done everything they can as developers but even if they obtain funding, they are not able to build the road.

Vaughn Pickell stated that this may be a good point, but from his legal perspective, it would be hard for the City to allow a developer to build 600 units without a better second access. He points that this will add a massive amount of residential traffic to the industrial aspect of the area.

John Bankhead stated that both sides have reasons to want the second access, but he feels that from a traffic perspective, he feels that the design works as it has been proposed. He stated that there are indeed two access points to the site, even if Gomex Road is not ideal. He stated they can meet fire and life safety codes with their current design, and stated that they will not be able to move forward with this design if they can only do 200 lots.



Seth Perrins stated that he does not disagree with what Mr. Bankhead has stated, except for the viability of Gomex Road being an acceptable secondary access point to the development. He stated that there has been previous conversation regarding this matter and he is not going to rehash them at this point. But he feels that to not have a connection to the eventual secondary access point for a development with 600 units, is a big leap of faith on the city's end. He feels that the applicants have taken an all or nothing approach with this development, and he does not feel that his approach is very fair. He suggests that the applicants work with their buyers to figure it out as this is not something that will be built in 1-2 years. He stated that this likely will take several years to complete due to the large scale of the overall development. He feels that there needs to be some kind of motion that involves a phasing plan that restricts the number of units that can be constructed until further improvements have been made to meet the conditions of approval.

John Bankhead asked how they can work together with the City to get their commitment.

Seth Perrins stated that if the City Council approves this development, they will provide him with his direction as they are the approving body and the Development Review Committee is merely a recommending body for this proposal.

There was additional discussion about the secondary access on Gomex Road, the phasing plan, and the future zoning of the development.

Prior to the motion being seconded, it was suggested that there be an additional condition regarding exactly how the property is to be zoned.

Dave Anderson **moved** to recommend the approval of the proposed Whispering Pines Zone Change to City Council based on the following findings and subject to the following conditions:

Findings:

1. That the proposal conforms to the City's General Plan Designation.
2. That the proposal provides for a range of housing types within Spanish Fork City.
3. That residential development is more compatible with the golf course than industrial uses.
4. That by phasing the development and providing needed access improvements, the proposal will have lessened impact on adjoining or nearby properties.



Conditions:

1. That the Applicant enters into a development agreement with Spanish Fork City, prior to preliminary plat or zone change approvals, which said agreement includes language that provides for milestones for the road improvements for a UDOT approved intersection at Highway 6 and Highway 89.

.

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

### **Preliminary Plat**

No further discussion on the proposal.

Vaughn Pickell **moved** to recommend the approval of the proposed Whispering Pines Subdivision Preliminary Plat to City Council 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 development and construction standards, zoning requirements and other applicable City ordinances.
2. That the Applicant addresses all red-line review comments.
3. That the City Council approves of the corresponding zone change request.
4. That the proposed setbacks be further discussed and finalized.
5. That the interior fencing and landscaping plans be further detailed and reviewed.

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