



**Wednesday, July 16, 2025**  
**Development Review Committee**

**DEVELOPMENT REVIEW COMMITTEE AGENDA**

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

**1. Approval of Minutes**

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A. June 11, 2025.

B. June 18, 2025.

C. June 25, 2025.

**2. Zone Change**

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A. MABEY OFFICE BUILDING DEVELOPMENT ENHANCEMENT OVERLAY. This proposal involves a Zone Change with the Development Enhancement Overlay to accommodate the development of a commercial office building located at 48 East South Lane.

**3. Site Plan**

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A. MABEY OFFICE BUILDING. This proposal involves the development of a commercial office building located at 48 East South Lane.

B. L&S COMMERCIAL. This proposal involves the development of an eight-unit commercial building located at 1179 South Main Street.

C. CANYON CREEK BUSINESS PARK PHASE 3. This proposal involves the development of two industrial lots located at 1997 North Canyon Creek Parkway.

D. BBRE LLC BUILDING (Schreiver Property). This proposal involves site improvements being made to a commercial property located at 835 North 700 East.

**4. Adjourn**

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Draft Minutes  
Spanish Fork City Development Review Committee  
80 South Main Street  
Spanish Fork, Utah  
June 11, 2025

Staff Members Present: Cory Pierce, Public Works Director; Seth Perrins, City Manager; Brandon Snyder, Senior Planner; Kasey Woodard, Community Development Secretary; Ian Bunker, Associate Planner; Vaughn Pickell, City Attorney; John Little, Chief Building Official; Byron Haslam, Assistant City Engineer; Josh Wagstaff, Assistant City Engineer; Marcie Clark, Engineering Department Secretary; Jered Johnson, Engineering Division Manager; Zach Hendrickson, Outside Plant Manager; Kevin Taylor, Senior Power Utility Planner; Bart Morrill, Parks Maintenance Supervisor; Bryton Shepherd, Landscape Architect; Jason Turner, Fire Marshal.

Citizens Present: John Stewart, Scott Peterson, Allen Swenson, Chad Koford, Shawn Owens, Ben Tuckett, Hunter Watson, Porter Christensen, Mike Watson, Kaden Maddox, Jake Black, Doug Nielson, Rob Weber.

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

## MINUTES

May 21, 2025

Seth Perrins moved to approve the minutes of May 21, 2025.

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

## MINOR PLAT AMENDMENT

### MIKE LEWIS AMENDED PLAT

Ian Bunker described the proposal as straightforward and uncomplicated. He provided the location of the property, noting that it is currently zoned R-1-9. He explained that the applicant is requesting a lot line adjustment between Lots 29 and 31, moving the shared boundary five feet to the west. Mr. Bunker confirmed that the proposed adjustment

complies with all applicable setback and zoning requirements. He stated that staff has no concerns regarding the proposal and recommends approval based on the findings and conditions outlined in the staff report.

Vaughn Pickell **moved** to approve the proposed Mike Lewis Amended Plat Minor Plat Amendment based on the following findings and subject to the following conditions:

Findings:

1. That the proposal conforms to the City's Zoning Map and General Plan Designation.
2. That the proposal meets the minimum lot size and dimensions of the R-1-9 zone.

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.

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

Seth Perrins requested clarification on the plat amendment process, and it was noted that, in such cases, the property owner typically consults with the adjacent property owner regarding any proposed boundary adjustment.

The applicant then addressed the group to confirm that he had communicated with the neighboring property owner, who he has already compensated for the portion of land being transferred. He added that his intent is to construct a third garage on the property for additional storage space.

Mr. Perrins emphasized that he had no objections to the proposed adjustment and was only seeking clarification regarding the City's process for handling plat amendments.

## SITE PLAN

### SAR INVESTMENTS (OFFICE/WAREHOUSE BUILDING)

Brandon Snyder apologized for the absence of the assigned planner, David Mann, and stated that he will be presenting the item to the Committee in his place. He continued by providing the location of the project, stating there will be three tenant spaces with roll up garage style doors in an office style arrangement. He stated there are no concerns but he

stated there will be a concrete retaining wall on the north property line. He stated that there is an FAA notice filing included in this proposal from the city's airport manager, due to the location's proximity to the city's airport. He stated that staff is recommending approval based on the findings and conditions in the staff reports.

Staff has no additional comments or concerns.

Seth Perrins commented on the site and stated that he feels the design is very good looking. He commented that there are a lot of aprons around the building. He expressed concern that this space, whether in the front or back of the building, can become a place for the storage of random things. He inquired what the city's code contains regarding this concern for the collection of things.

Brandon Snyder stated that, currently, the code does not address this unless it has been identified on the Site Plan, at which point there will be city requirements that will kick in.

There was discussion on these screening requirements and Mr. Perrins stated this is not the route he wishes to take, as he is not in favor of a fence being installed. The discussion continued with the concern of equipment and materials being stored outdoors and it was stated that this would become a Code Enforcement issue and the applicants would be noticed to comply with the city's ordinances regarding outdoor storage.

Cory Pierce inquired on the FFA notice and asked if this pertains to a height restriction, and Mr. Snyder confirmed that due to the proximity of the airport, this development does have height restrictions. He then inquired on the follow up to ensure that this complies and it was confirmed that this is checked with the building permit but it largely falls to the Engineering department for confirmation that the building does not exceed the height restriction.

Brandon Snyder stated that the Airport Manager, Christian Davis is included in the reviews of Site Plan applications in the proximity of the airport. The applicant submits building elevations that would specify the building's height for the reviewing staff members. He quickly stated the building height and feels that there are no concerns at this point.

Mr. Pierce stated that further reviews will be conducted as the project goes through the building permit process and scheduling a pre-con meeting with the Engineering team.

John Little **moved** to approve the proposed SAR Investments (Office/Warehouse Building) Site Plan based on the following finding and subject to the following conditions:

Finding:

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

Conditions:

1. That the Applicant meets the City's development and construction standards and other applicable City ordinances.
2. That any remaining redlines are addressed prior to a building permit being issued.
3. That no outdoor storage will be allowed at the site without the site plan being changed.

Seth Perrins **seconded** and the motion **passed** all in favor.

## FINAL PLAT

### SUNSET VILLAGE 2025

Brandon Snyder introduced the item, describing it as a straightforward request for Final Plat approval. He explained that the applicants intend to construct the project in a single phase and noted that the development includes 40 multi-family units as part of a Master Planned Development. Mr. Snyder presented illustrations detailing the driveways, parking layout, landscaping improvements, and planned amenities. He concluded by stating that staff recommends approval based on the finding that the submitted plans are consistent with the previously approved Preliminary Plat.

Byron Haslam noted that there are no engineering concerns related to the proposal. However, he mentioned that during earlier discussions regarding the Preliminary Plat, there were conversations with SFCN about a proposed SFCN utility hut to be located at the corner of the site, suggesting that further dialogue may be necessary.

Seth Perrins agreed that additional discussion on the matter was warranted and asked Zach Hendrickson of SFCN how much space would be required to accommodate the hut.

Zach Hendrickson responded that alternative locations had been considered and that SFCN has since moved away from pursuing this particular site. He indicated that, if needed, SFCN is open to exploring other options.

The applicant stated they are open to negotiations but noted they had not received a response from SFCN as of yet.

Mr. Hendrickson reiterated that the current location is not ideal and suggested the possibility of relocating the facility farther north.

Mr. Perrins offered an apology to the applicant for the communication delay, noting that it was due to the recent passing of SFCN's director, who had lost his battle with brain cancer earlier that week.

The applicant expressed understanding and a willingness to continue the conversation.

Mr. Perrins clarified that the City would not be taking the land, but rather purchasing it from the property owner, should that become necessary. He also observed that the design appears different from prior iterations and inquired whether all the units will include basements. Mr. Snyder confirmed that all units will include basements. Mr. Perrins recalled that a previous design incorporated walkout basements with secondary entrances for Accessory Dwelling Units (ADUs), and Mr. Snyder clarified that this concept was part of a prior proposal by a different developer and is no longer included in the current townhome product.

John Little asked whether the submitted building elevations were final. Mr. Snyder responded that redlines still need to be addressed and acknowledged that while additional design alterations had been requested, they were not approved. He stated that the elevations included in the staff report were taken directly from the approved plan set.

Vaughn Pickell **moved** to approve the proposed Sunset Village 2025 Final Plat based on the following findings and subject to the following conditions:

Findings:

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

Conditions:

1. That the Applicant meets the City's Development and Construction standards, Zoning requirements and other applicable City Ordinances.
2. That all remaining red-lines are addressed by the Applicant.

Kevin Taylor **seconded** and the motion **passed** all in favor.

## ANNEXATIONS

## RAY ALLEN SWENSON ANNEXATION

Ian Bunker presented the location of the property proposed for annexation into Spanish Fork City. He stated that the area encompasses approximately 64.5 acres and is currently designated in the General Plan as primarily agricultural, with a small portion planned for industrial use. He noted that the property lies within both the City's Annexation Policy Plan and its established Growth Boundary. Importantly, he confirmed that the proposed annexation would not create any islands or peninsulas within Utah County.

Mr. Bunker explained that because the annexation is being pursued by petition, the next procedural step is for the application to be submitted to the City Council for acceptance for further study. He emphasized that City staff has no concerns with the proposal and is recommending it move forward to the Council for that purpose. He concluded by noting that no formal development application has been submitted at this time, and that upon annexation, the land would be zoned R-R (Rural Residential) by default until a development proposal is brought forward and approved.

Seth Perrins then addressed the applicant directly, asking whether there were any tentative plans for future development of the property.

Allen Swenson responded that he is content to leave the property zoned for agricultural use for the foreseeable future.

Mr. Perrins then inquired if Mr. Swenson was the son of Ray Allen, to which Mr. Swenson confirmed that Ray Allen was his father. Mr. Perrins expressed heartfelt appreciation for Mr. Allen, recalling fond memories and expressing admiration for the legacy he left behind.

Vaughn Pickell **moved** to recommend that the proposed Annexation be accepted for further study with the R-R zoning designation based on the following findings:

### Findings:

1. That the subject property is located within the City's Annexation Policy Boundary and Growth Management Boundary.
2. That the City's General Plan Land Use Designation for the annexation area of Agricultural is anticipated to change.
3. That the staff believes that this area can be serviced by municipal services.
4. That the land owners have expressed a desire to develop the property but have not yet made formal application to do so.

Seth Perrins **seconded** and the motion **passed** all in favor.

## STEWART FARMS ANNEXATION

Ian Bunker presented the proposed annexation location, noting that the area comprises approximately 77.75 acres. He explained that the property is currently an unincorporated island within Utah County, which allows the City to annex it by resolution since it contains fewer than 800 residents and has received a municipal-type service for at least one year. Rather than recommending the item for further study, Mr. Bunker indicated it would proceed with a recommendation to annex by resolution. He also noted that there are four SESD meters within the proposed annexation area, which he felt warranted additional consideration from the Committee. He concluded by stating that upon annexation, the area would be zoned R-R Rural Residential, as no formal development application has been submitted, and clarified that the girls' school property was not included in the proposal.

The Committee discussed the City's and County's perspectives on unincorporated islands.

Seth Perrins commented that he understood why Utah County would support the annexation, as it would reduce the size of the existing island.

It was confirmed that the girls' home would not be included in the annexation, as the property owners are not interested in annexation at this time. Mr. Perrins inquired whether the City could address the girls' home property in its coordination efforts.

Brandon Snyder stated that the matter should be coordinated with the County and Public Safety. Mr. Perrins then asked Fire Marshal Jason Turner if the City currently provides fire and EMS services to the area, recalling prior conversations with Mapleton City about transitioning the area from Mapleton's service area to Spanish Fork's service area. He requested clarification on whether this change had occurred.

Jason Turner responded that, to his knowledge, Mapleton City still provides services to the area but that he would investigate further and report back.

The discussion continued regarding the municipal services currently provided by Spanish Fork, with confirmation that Spanish Fork supplies water to the area, while challenges remain in providing power. Staff discussed the SESD line and the potential need for relocation or burial of the line.

Mr. Perrins expressed that further discussion and study were necessary before proceeding, emphasizing the need to verify that the City has indeed provided the required municipal services to qualify for annexation by resolution. He also expressed concerns about the provision of power to the area, emphasizing the need to ensure that annexation does not

disrupt the girls' home's current power service and to clarify whether the City or a developer would be responsible for future utility extensions.

The applicant indicated that the SESD line relocation was new information, and staff discussed the implications in detail to ensure the applicant understood the potential requirements.

Given the concerns raised, Mr. Perrins stated that the item was not ready for approval and recommended accepting the proposal for further study. He emphasized the importance of additional discussion between staff and the applicant to ensure mutual understanding before proceeding.

Doug Nielsen approached the podium to clarify whether Mr. Perrins was proposing to continue the item rather than move it forward at this time. Mr. Perrins confirmed, stating that additional time would allow staff and the applicant to address the concerns discussed and indicated that the item could still move to the City Council in July if issues were resolved. Mr. Nielsen expressed his desire to move the process forward promptly, stating his belief that the concerns could be addressed during future development processes and that there were no significant risks to the City or County in proceeding.

Mr. Perrins disagreed, emphasizing that a continuation would not delay the projected timeline for City Council consideration. He expressed concern that the applicant had not accounted for the potential costs associated with power relocation and wanted to ensure the applicant fully understood the development implications.

Mr. Nielsen acknowledged the concerns and stated that they were willing to address potential costs as they arise but wished to continue moving the application forward.

Vaughn Pickell asked Mr. Nielsen if he represented all property owners within the proposed annexation area, to which Mr. Nielsen responded that he represented Maple View Farms only. Mr. Pickell expressed concern that other property owners might not be aware of the potential development costs discussed, which could impact them even if Maple View Farms was prepared to proceed.

There was additional discussion about the City's provision of services to properties in the County, noting that such services require agreements with the power provider and that the provider must consent to the arrangement. The conversation then shifted to the ownership change of the girls' school property, with staff confirming that while previous owners were not interested in annexation, it was unclear if the new owners would be.

Mr. Nielsen thanked the Committee and staff for their time and again requested that the proposal move forward.

Jason Turner clarified that the girls' school currently receives fire and EMS services from Mapleton City, as it remains in the County, and noted it would be beneficial for the property to be included in the annexation.

Mr. Perrins stated he was reconsidering whether the annexation could proceed by resolution, as it was unclear if the City was providing the necessary services. He emphasized the need for additional research to ensure the City's actions were legitimate and lawful and noted that a brief delay would not impact the applicant's timeline.

Staff reviewed the proposed timeline, noting that the item had been scheduled for upcoming agendas. Mr. Perrins recommended waiting at least two weeks to allow for further discussion and research, recognizing the applicant's desire to move forward but stressing the need to resolve uncertainties before presenting the item to the City Council. He also noted that future development in the area would likely occur under different ownership and wanted to ensure that any obligations were clearly understood before annexation.

Seth Perrins moved to recommend to the City Council the expressed intent to annex the subject properties based on the findings in the staff report and subject to three conditions:

Conditions:

1. That the applicant and subsequent land owners understand issues related to power and the possibility of two circuits, owned by Spanish Fork City and SEDS and the need to move, bury or otherwise maintain services for those two lines and whatever the associated cost may be. And those are subject to developers as they may come.
2. That the city has the authority to do this by resolution and that authority is verified.
3. That the city can work thru the county to safely provide services to the remaining island as it is not smart or safe to have Mapleton City services travel thru Spanish Fork to offer services.

Seth Perrins withdrew his motion after further deliberation and a lack of a second on the original motion.

Seth Perrins moved to continue the item for one week and that staff resolved the discussed questions in that intervening time. Then by Wednesday June 18th all questions can be ready and solidified for the Council's review on the July 1 City Council meeting.

Jered Johnson seconded and the motion passed all in favor.

After the motion was made, discussion continued with Vaughn Pickell suggesting that the best course of action might be to record this as two separate annexations or to proceed with the annexation by petition. Seth Perrins agreed with this recommendation.

Doug Nielsen addressed the Committee, noting staff's concern that future landowners may not be aware of the expenses associated with power lines and utilities. He explained that the party they are currently working with will not take title to the property until the subdivision is approved, and that by that time, all parties involved will understand the associated expenses. He then inquired about the revised timeline for City Council consideration due to the continuance.

It was clarified that with the continuance, the item would be placed on the July 1 City Council agenda. Originally, the item had been projected for the June 17 meeting, but due to the motion to continue, July 1 would now be the earliest available date.

Doug Nielsen asked whether, if the Committee stipulated that their approval would be subject to any conditions imposed by the City Council regarding power concerns, the proposal could proceed.

Staff clarified that a motion had already been made to continue the item, and it was decided that the matter would move forward later. Seth Perrins stated it would be unwise for the City to act hastily, and that taking additional time would allow staff to work through and resolve the outstanding questions raised during the meeting. He noted that these questions were significant enough that if raised at the next Council meeting, Council members would likely not feel comfortable approving the item without clear answers.

Doug Nielsen assured Seth Perrins that he was not attempting to overstep and expressed respect for the staff and the process, thanking them for their service to the City. He then asked whether, if the outstanding questions could not be resolved before the July 1 meeting, the item could be approved with a stipulation that it would be continued until the issues were resolved if necessary.

Seth Perrins asked Doug Nielsen if he was concerned that the City was not supportive of the proposed annexation.

Doug Nielsen clarified that he did not share that concern but was worried about the potential delay. He expressed a desire to keep the annexation moving forward and stated that, based on staff's original assessment, the item could be approved with outlined conditions, and if unresolved issues remained before the July 1 meeting, it could then be continued. He thanked the Committee for their time and consideration.

Seth Perrins stated that he was comfortable with the decision to continue the item and revisit the discussion once concerns were resolved. He emphasized that while he wanted the annexation to move forward, it should do so with clarity and reduced confusion.

Cory Pierce added that if this becomes an addendum, the annexation should be completed by resolution and will need to be split into two separate applications, which would require additional time for engineering and other staff involved.

Seth Perrins agreed with this assessment and expressed hope that Arive Homes would understand the reasoning behind the decision.

Vaughn Pickell noted that this requirement is based on Utah law, which mandates that the City follow this process.

Seth Perrins further explained that as of 9 a.m. that morning, the item was not scheduled for the next City Council agenda and that the submission deadline for the agenda is the Thursday before the meeting. He stated that the applicant was not losing time, as the item had not been scheduled prior to this discussion. He noted that the item remained on track for the projected July 1 meeting, and that the delay would provide the necessary time to address outstanding concerns. Additionally, if the annexation needed to be divided into two separate annexations to comply with state law, this timeline would allow staff to prepare accordingly.

Vaughn Pickell provided further context to Doug Nielsen on the state law regarding annexing land by resolution and the criteria that must be met for such an action.

The applicants thanked staff for taking the time to explain and clarify the annexation requirements.

## CONCEPT REVIEW

### NORTH AIRPORT INDUSTRIAL LOT 17

Jake Black approached the podium to present their concept, explaining that they are seeking clarification on staff comments before submitting a formal site plan application. He noted that while most comments received have been general in nature, there were a few specific items he wished to discuss further. Jake referenced comments from Josh Wagstaff regarding the relocation of a street light, the orientation of the building, and the need for the project to provide two separate access points.

Josh Wagstaff explained that the current location of the street light conflicts with the proposed driveway access. Jake stated that the light could be relocated to resolve this issue. He then inquired whether it would be acceptable to show the back portion of the property as undeveloped with the potential for a future shop, or if the future building would need to be fully outlined at this stage.

Mr. Black next addressed Fire Marshal Jason Turner regarding fire access requirements, asking whether there would be a need to access the area behind the proposed building. He also referenced a comment requesting an increase in the width of the side drive aisles from what is currently shown on the concept plan.

Jason Turner asked for the distance from the back property line to the rear of the building and was informed that it is approximately 140 feet. Mr. Turner indicated that if no building is constructed in the rear portion, there would be adequate space for fire apparatus to maneuver, noting that a 20-foot minimum clear width is required on at least one side of the building for access.

Mr. Black asked whether it would be acceptable to provide 20 feet on one side of the building while the other side is reduced to 12 feet, and it was confirmed that this would meet the requirement.

Seth Perrins expressed some concerns with the proposed layout, noting that while the entire building footprint may not need to be reduced, a corner adjustment could improve functionality. He stated that allowing pinch points as narrow as 12 feet could limit future development opportunities on the rear portion of the property. Mr. Perrins suggested that it would benefit the developer to consider wider drive aisles now to preserve future development options.

Jake Black agreed with this feedback and stated he would discuss this recommendation with the property owner. He then addressed Brandon Snyder, indicating that he believes the current design meets the 10% landscaping and parking requirements, and acknowledged that additional parking would need to be provided if a future building is developed at the rear of the site. He then asked if there were any other issues that needed to be addressed.

Brandon Snyder noted that the project would need to be mindful of height restrictions due to the property's proximity to the Spanish Fork Airport and recommended coordinating with Airport Manager Christian Davis to ensure compliance. Mr. Snyder also discussed requirements related to outdoor storage, advising that if the property were to include outdoor storage in the future, the applicant would need to meet applicable standards.

Mr. Black acknowledged this and stated he would work with the property owner to determine whether outdoor storage would be part of their operations. He inquired whether a fully enclosed masonry fence would be required if the amount of outdoor storage was not yet known. Mr. Snyder clarified that any designated outdoor storage areas would need to be fully enclosed with a six-foot masonry wall.

There was general discussion regarding the paving requirements for the rear portion of the property, noting that paving would depend on how the area is ultimately used and whether it would be required for future development.

The applicant thanked staff for their time and feedback.

## TITLE 15 AMENDMENTS

### TITLE 15 REIMBURSABLE PROJECTS UPDATES

Byron Haslam presented the proposed amendments to the City's Municipal Code under Title 15, explaining that these changes would formally incorporate reimbursement percentages for impact fee-related projects and up-sizing projects currently utilized by the City. He noted that while these percentages have been consistently applied in agreements over the years, staff believes they should now be formally addressed within the Municipal Code to provide clarity and consistency.

Cory Pierce expressed agreement, stating that the City has historically used these percentages, particularly for electrical infrastructure, and that formally incorporating them into the Code would provide a cleaner and more transparent approach, especially as additional utilities are included.

Vaughn Pickell inquired about the methodology used to determine these percentages. Mr. Pierce explained that they are based on cost estimates for relevant projects. Mr. Pierce then asked whether codifying these percentages would increase liability for the City.

Mr. Pickell indicated that he did not believe it would create additional risk and noted that formal adoption by the Council could be beneficial, demonstrating transparency and intentionality.

Mr. Pierce agreed, adding that establishing these percentages within the Code would formalize the City's approach while allowing for periodic review and updates to ensure they remain current.

Staff expressed general support for the proposal. Additional discussion followed regarding the benefits of codifying this language within Title 15 and how it would strengthen the City's administrative processes.

Vaughn Pickell **moved** to recommend the approval of the proposed Title 15 Amendments to City Council as discussed.

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

## FIRE CODE REGULATIONS

### WILDLAND URBAN INTERFACE CODE

Jason Turner presented House Bill 48, explaining that the State of Utah is mandating all cities with wildland urban interface areas to adopt the Wildland Urban Interface Code by January 1, 2026. He noted that this code will assist cities with enforcing building standards in high-risk areas and help mitigate the costs associated with fighting wildfires. Mr. Turner presented a state-approved map identifying the affected areas within Spanish Fork, explaining that while the current draft includes the 2006 version of the code, it will be updated to the 2024 version once it has been reviewed by the State.

There was discussion regarding the State's approval of the map, with some confusion about whether the map was final. Mr. Turner clarified that the State has approved the map for use in illustrating the applicable areas, noting that the originally proposed boundaries were broader, but he refined them to focus only on the areas directly at risk.

Staff inquired about the inclusion of the Quiet Valley Subdivision within the mapped area. Mr. Turner explained that due to its proximity to the mountains, the area could be at significant risk from embers and ash in the event of a wildfire.

Cory Pierce asked how adoption of the code would affect future developments. Mr. Turner explained that it would impact the types of building materials allowed, requiring more fire-resistant materials, and would place limitations on the types and quantities of vegetation permitted for landscaping.

Mr. Pierce then asked if this would significantly impact the building permit process, to which Mr. Turner replied that the primary change would be in the required building materials.

Jered Johnson referenced the recently approved Whispering Pines development, noting it is located at the mouth of the canyon and would likely be at higher risk under this code.

Mr. Turner mentioned his understanding that the new code could be applied retroactively, raising the question of which entity would have authority over such decisions. He noted that further research would be needed but suggested it could fall under the purview of the Building Department, Fire & EMS, or potentially the State or insurance providers.

Vaughn Pickell requested clarification on whether the State has adopted the Wildland Urban Interface Code and is requiring cities to adopt it. Mr. Turner clarified that the State has adopted the code and is mandating compliance by all cities.

Mr. Pickell expressed concern, noting that typically, the State adopts codes that cities are then required to follow, rather than mandating local adoption. Mr. Turner explained that this requirement is being integrated into the building code, emphasizing that the International Building Code is elevating the Wildland Interface requirements from a subsection to a priority.

Seth Perrins suggested that Mr. Pickell consult with other municipal attorneys to understand how other cities are addressing this mandate. He expressed appreciation that there is time to conduct further research before adoption is required, emphasizing the need for the City to make an informed decision.

Mr. Pickell noted that he did not find language in the bill explicitly requiring cities to adopt the code, but rather that it becomes a State standard cities must comply with.

John Little noted that **under the City's Title 14, the City automatically adopts codes** adopted by the State.

Fire Chief Eddie Hales addressed the committee, expressing concern that if the City does not adopt the code, it could be held fully liable for any wildfire originating within City limits. **He referenced the City's cooperative agreement with the State and CWPP,** explaining that non-adoption could result in the City bearing full financial responsibility for damages and fire suppression costs if a fire spreads to state, federal, or BLM lands.

Mr. Pickell confirmed that this would place the financial burden of damages and fire suppression on the City.

Chief Hales emphasized that adopting the code would protect the City from liability and aligns with his proactive approach to wildfire risk management.

Mr. Pickell reiterated that his reading of the bill does not indicate a direct requirement for City adoption.

Discussion followed regarding the City's existing fire codes, with Chief Hales noting that the City has not adopted a Wildland Urban Interface Code. He stated that this decision would

ultimately fall to the Development Review Committee, emphasizing the need to weigh potential liability.

Mr. Perrins stressed there is no urgency to adopt the code immediately and that staff wish to ensure a well-informed decision. He requested Mr. Pickell conduct further research on how the State's code is being implemented and its potential liability implications. Chief Hales agreed to conduct additional research from the Fire Department's perspective.

Mr. Perrins noted that he does not believe the Council would support retroactive enforcement of the code on previously approved developments.

Staff discussed the possibility that private insurance providers might require compliance with the new standards for continued coverage, and expressed concerns about the scope of areas included within the wildland urban interface map.

Mr. Perrins stated he would be more inclined to support adoption if the map more clearly defined where wildland areas directly interface with urban development.

Brandon Snyder asked if structures within these areas would require fire sprinkler systems. Mr. Turner clarified that this would not be a requirement unless the City explicitly adopts it within the Municipal Code.

Mr. Snyder expressed concern that similar requirements in other municipalities have significantly delayed projects and asked who would notify residents if requirements changed. Mr. Little explained that under the building code, permits within the designated interface area would be required to meet the applicable standards.

Mr. Snyder noted that the Whispering Pines developers may not be aware of these potential requirements, but Mr. Turner assured that this information was provided during their application process in anticipation of this code adoption.

Mr. Snyder raised concerns regarding limited landscaping options under the code and questioned whether the City would need to retroactively amend previous approvals and agreements. Mr. Turner suggested the City discuss the risks with developers, emphasizing that early collaboration would help mitigate insurance and compliance risks before construction begins.

Chief Hales emphasized that this is a statewide concern and noted that even the State has experienced confusion regarding implementation. He affirmed that the Fire Department will continue to research the matter and report back to the Committee before bringing it to the City Council.

Jered Johnson compared the situation to the City's adoption of floodplain regulations, cautioning that delaying action could lead to larger issues in the future.

Mr. Turner concluded that if this were not a state mandate, he would not recommend adopting the code.

Mr. Perrins directed Mr. Pickell to conduct further research on liability implications, suggesting that Carson Hardy in the Administration Office could assist. He emphasized the importance of ensuring compliance with State requirements while protecting the City from unnecessary liability.

The Committee agreed to table the discussion until further research has been completed.

John Little **moved** to continue the proposed Wildland Urban Interface Code Fire Code Regulations.

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

## DISCUSSION

### APPENDIX L CODE LANGUAGE

Jason Turner opened the discussion by referencing the prior conversation regarding the adoption of Appendix L of the Fire Code into the City Ordinance. He noted that the existing language within the International Fire Code is rather vague, and he was tasked with working alongside Building Official John Little to develop clearer, more descriptive language specifically addressing firefighter air replenishing systems in large structures.

Mr. Turner explained that they have drafted language that provides additional context and definitions beyond what is outlined in the International Fire Code, ensuring greater clarity for implementation and enforcement. He further noted that the proposed language has been reviewed and approved by architects nationwide.

Staff requested additional clarification on the proposed changes, noting that no presentation had been provided to illustrate the differences between the current code and the proposed amendments. It was suggested that the proposed updates be presented in a Google Docs format, highlighting additions and deletions compared to the current City Code to help staff better understand and evaluate the changes.

It was also noted that when such changes are prepared for City Council consideration, an ordinance reflecting the proposed revisions will be drafted for Council review and action. It

was suggested this document needs to be in a PDF formatting with the changes being made in a red text.

Staff directed Mr. Turner and Mr. Little to prepare and distribute a memo outlining the proposed amendments to the Fire Code for staff review.

Vaughn Pickell moved to recommend approval of the Appendix L Code Language to the City Council subject to it being provided to the City Council in a legislative format.

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

Jered Johnson moved to adjourn the meeting at 12:11 p.m.

Adopted:

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Kasey Woodard  
Community Development Division  
Secretary

Draft Minutes  
Spanish Fork City Development Review Committee  
80 South Main Street  
Spanish Fork, Utah  
June 18, 2025

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

Citizens Present: Clayton Rackham, Ron Nielsen, Rex Schardine, Kim Schardine, Rodney Kirk, Carrie Kirk, Adam Arrington, Trevor Hodgson, Matt \*illegible\* , Andrew \*illegible\*, Nate Bullen, Raymond Bates, Clark Nielsen.

Dave Anderson called the meeting to order at 10:00 a.m.

## ANNEXATIONS

### 1050 WEST ANNEXATION

Dave Anderson opened the meeting by presenting the proposed annexation, noting that the discussion would be limited as to whether the City should accept the proposal for further study. He explained that staff anticipates bringing the item before the City Council to receive direction on whether to proceed with the formal annexation process, clarifying that the Council retains the authority to decline the request, in which case the proposal would not advance.

Ian Bunker provided an overview of the property, noting it is under 100 acres with a General Plan designation of Industrial and Urban Density Residential. The annexation includes 11 parcels and six SESD electric meters within the area. Mr. Bunker outlined concerns with access limitations, the configuration creating a “peninsula,” and noted that the property lies outside the City’s Growth Management Boundary, which would require an

amendment for annexation to proceed. He also highlighted the challenges associated with providing residential services west of I-15 and discussed the timing for future infrastructure improvements, including the planned FrontRunner station and I-15 interchange.

Dave Anderson noted prior discussions regarding the potential annexation and expressed that it would be beneficial for staff to explore the feasibility of utility service and infrastructure needs comprehensively.

Jake Theurer explained that SESD currently serves the area and the Power Department would need to construct a secondary line, which may present challenges for the city.

Jered Johnson stated the area has existing sewer lines and provided an overview of the trunk line, storm drain, and water line layouts. When Mr. Anderson inquired about additional utility concerns, Mr. Johnson noted stormwater management challenges, and Seth Perrins asked if the high-water table would prevent Low Impact Development (LID) in the area. Mr. Johnson responded that it likely would but that further study would be needed.

Seth Perrins shared that the Council's primary concern with the area is related to transportation and the road grid, noting that Main Street currently provides the only freeway access, which is a sensitive issue for the Council. He emphasized that any development west of the freeway would face scrutiny without additional access points.

Dave Anderson agreed, indicating that until the interchange is constructed, there will be significant hesitation from the Council regarding new residential development west of I-15. He clarified to the attending property owners that while staff is interested in supporting the annexation, current transportation limitations heavily influence the Council's perspective.

Mr. Anderson then invited Clayton Rackham to present. Mr. Rackham provided background on the area and the proposal, noting prior discussions in 2021 regarding station area planning and expressing the intent to move forward with annexation to implement that planning. He acknowledged traffic concerns and indicated a willingness to conduct additional studies. Mr. Rackham suggested that phased development could help apply appropriate pressure on UDOT to advance interchange improvements.

Seth Perrins noted that while the City anticipates growth west of I-15, development in other areas may be less financially burdensome. He asked if the applicant was prepared to cover the cost of necessary utilities without City financial support. Mr. Rackham confirmed that his group was aware of the associated costs and prepared to invest in the infrastructure needed for the area.

Mr. Perrins reiterated that the city and residents would not have the resources to fund these infrastructure improvements, and Mr. Rackham acknowledged this, noting the City's prior investments in the area.

A brief discussion followed regarding traffic concerns and the need for a transportation plan to improve connectivity and avoid overloading single routes. The group also discussed a previous utility concept presented to the DRC that was not deemed cost-effective, with agreement that an annexation of this scale would require at least two main access points and a connected public road network.

Mr. Perrins inquired about coordination with property owners to the north, and Mr. Rackham confirmed relationships with both owners, committing to include additional details in their concept presentation to the Council. Mr. Perrins emphasized that while the applicant is seeking to demonstrate readiness to proceed, there would likely be continued hesitance from staff and Council until detailed plans addressing utility and transportation concerns are in place.

Mr. Anderson agreed, stating that without a solid plan for infrastructure and community services, it would be challenging to gain support for the proposal. He expressed appreciation for Mr. Perrins' comments and the applicant's efforts.

Mr. Rackham shared a preliminary phasing plan and inquired whether it would be appropriate to include other property owners in the plat before the Council meeting. Mr. Anderson suggested waiting until after the Council meeting before involving additional properties.

Mr. Perrins concurred, explaining that if the Council accepts the proposal for further study, it would help uncover additional challenges that need addressing. He noted that the annexation question is the first step, and further discussions could occur if the Council decides to proceed. He encouraged Mr. Rackham to clearly communicate the group's willingness to fund utilities, which may help address the Council's hesitations.

Mr. Perrins inquired about the appropriate motion for the DRC, expressing uncertainty about recommending acceptance for further study and seeking a neutral approach to forwarding the item to the Council. Mr. Anderson noted that a formal DRC recommendation may not be required at this stage, clarifying that the application itself moves the annexation to the Council for consideration.

Mr. Rackham stated that addressing the Council's concerns would require the opportunity for further study. Mr. Perrins agreed, noting that while the Council may remain cautious, thoroughly addressing concerns will positively influence their decision. He emphasized the

need for a clear transportation connection between 400 North and 1000 North, suggesting that the right-of-way should be secured during the study phase.

The group discussed potential philosophical concerns about development west of I-15, referencing a Council member's comments about another city's challenges with freeway division. Mr. Perrins noted that while such concerns may be anecdotal, the applicant should be prepared for similar discussions with the Council.

Mr. Anderson expressed appreciation for the time and effort Mr. Rackham has dedicated to the proposal and concluded by providing tentative dates for the item to be considered by the City Council.

Vaughn Pickell **moved** to recommend that the City Council entertain the proposed annexation for further study.

Dave Anderson clarified that this motion would recommend that the proposed annexation be accepted by the City Council for further study. Mr. Pickell agreed that was his intent with the motion.

Seth Perrins questioned if the motion was to accept for further study, or if it was to entertain it. Mr. Pickell clarified that it was for the Council to consider the proposal. He wants the item placed on their agenda to declare whether they wish to accept the proposal for further study. It was suggested that this is a neutral recommendation. Mr. Perrins stated that he can support this motion.

Dave Anderson **seconded** and the motion **passed** all in favor.

## FINAL PLAT

### SPANISH SPRINGS SUBDIVISION PHASE 3

Brandon Snyder began his presentation by explaining that this proposal represents the next phase in the development. He reminded the staff that the corner parcel, which is zoned Commercial, is subject to separate subdivision and site plan approvals, and that it is being reserved for future commercial development. He then outlined the parcels included in the current phase and noted that staff is recommending approval based on the findings and conditions outlined in the staff report, clarifying that conditions 2, 3, and 4 are carry-over conditions from the Preliminary Plat approval.

Dave Anderson noted that the request appears straightforward and invited the applicant to speak.

The applicant indicated they had no additional comments but were available to answer any questions from staff.

Seth Perrins raised questions regarding the phasing plan, specifically referencing prior agreements related to Main Street improvements. He noted his understanding that these improvements were to be completed with the final phase and recognized that they would represent a significant cost to the developer. He requested an update from the Engineering Department regarding the collection of fees to ensure that frontage improvements would be completed by the final phase.

Brandon Snyder stated he was unsure whether this was part of the Main Street Improvement Agreement signed several years ago.

The applicant then approached the podium to clarify that the phasing agreement entered into with the City required the developers to complete significant infrastructure improvements, including the widening of Main Street and additional related upgrades. The applicant stated that they have been adhering to the terms of this agreement, completing the required improvements along Main Street as each phase progresses.

Further discussion followed regarding the collection and management of fees over this period, with it being noted that the City's Engineering Department is responsible for facilitating the collection of these fees. It was clarified that with each phase along Main Street, the applicant contributes the required fees. Seth Perrins assured the applicant that staff would review the current management of these funds and provide the applicant with a direct point of contact, acknowledging that staffing changes over the years may have caused confusion.

Dave Anderson inquired if the applicant had any insight regarding the future development of the commercial parcel. The applicant responded that it is too early to determine specific plans at this time. Mr. Anderson expressed his support for the project moving forward and asked about the anticipated timeline for breaking ground on this phase. The applicant expressed their eagerness to proceed, noting that while construction was initially planned to begin in June, they now anticipate starting in July due to recent delays.

Jered Johnson **moved** to approve the proposed Spanish Sprigs Subdivision Phase 3 Final Plat based on the following findings and subject to the following conditions:

Findings:

1. That the proposal conforms to the City's Zoning Map

2. That the submitted plans are consistent with the approved preliminary plat.

Conditions:

1. That the Applicant meets the City's Development and Construction standards, Zoning requirements and other applicable City Ordinances.
2. That all remaining red-lines are addressed by the Applicant.
3. That the Applicant meets any conditions of previous approvals and agreements.
4. That the terms of the Spanish Springs Phasing agreement be met.

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

## SITE PLAN

### REV 6 OFFICE WAREHOUSE

David Mann opened his presentation by identifying the location of the proposed office warehouse building, noting that it will be situated on the southwest corner of the property. He explained that the applicants also intend to remodel the existing building in addition to constructing the new building, which will feature six units fronting east. Mr. Mann stated that staff is recommending approval of the proposal based on the finding and conditions outlined in the staff report.

Dave Anderson commented that this proposal presents a valuable opportunity to improve the existing building while adding a new structure at this location. He asked staff if there were any additional concerns that should be addressed.

Josh Wagstaff noted that while there had been some outstanding storm drainage concerns, his team believes these issues have largely been resolved.

Jake Theurer reported that Kevin Taylor had requested electrical load sheets and gear drawings for the site plan, but these documents have not yet been received.

Adam Arrington clarified that there are two separate architects working on the project, which has resulted in some delays. He explained that there are three permits currently in process: the remodel permit, the site plan, and the new building permit. Mr. Arrington noted that the load sheets and gear drawings have been provided for the new building; however, the architect handling the existing building has not yet submitted the required documents. He expressed confidence that these documents would be provided to staff by the end of the week for review.

Kevin Taylor noted that the previously submitted load sheet did not align with the required amp specifications. Mr. Arrington acknowledged the discrepancy, reiterating that it was due to the communication delays with the architect for the existing building, but assured Mr. Taylor that the corrected documents would be provided promptly. Mr. Taylor clarified that separate documentation would be required for each building.

Jake Theurer reminded the applicant that transformer lead times remain extended, emphasizing that the sooner the electrical information is provided, the sooner equipment orders can be placed.

Dave Anderson then provided an overview of the next steps following site plan approval. He explained that prior to the issuance of any building permits, all required fees, including impact, inspection, power, and utility fees, must be paid.

Marcie Clark from the Engineering Department confirmed this, informing the applicant that payment of these fees is necessary before a pre-construction meeting can be scheduled with Engineering.

Adam Arrington stated that all required plans have been submitted, and redlines have been addressed except for the outstanding items discussed during the meeting.

Mr. Anderson added that there will likely be additional fees associated with the building permits, and the Building Department would be able to provide an estimate for these fees soon.

Mr. Arrington inquired about the typical timeline for scheduling the pre-construction meeting once the fees have been paid. Ms. Clark responded that the meeting can typically be set within one week of payment. Mr. Arrington also asked if the various fees could be consolidated for payment convenience.

Dave Anderson confirmed that the electrical and building permit fees could be combined to allow the applicant to make a single payment.

The discussion concluded with the applicant thanking the City staff for their help and expressed their eagerness to begin construction.

Seth Perrins **moved** to approve the proposed Rev 6 Office Warehouse Site Plan based on the following finding and subject to the following conditions:

Finding:

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

Conditions:

1. That the applicant meets the City's development and construction standards and other applicable city ordinances.
2. That any remaining redlines are addressed prior to a building permit being issued.

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

## DISCUSSION

### 2000 E US-6 CONNECTION

Dillon Muirbrook approached the podium to discuss the proposed connection between 2000 East and US-6. He explained that a section of 750 South will remain a ribbon road until it is fully built out in the future. Mr. Muirbrook presented the City's plans showing the areas that will be constructed to the back of the curb and those that will not. He invited the Committee to consider options for improving pedestrian connectivity in this area, suggesting the addition of a trail or sidewalk to accommodate foot traffic. Supporting information for this recommendation was provided.

Staff discussed potential spacing concerns and the need for a pedestrian crossing in the area, noting that residents are likely to desire this connection.

Mr. Muirbrook stated that funding would not be a concern for the crossing.

Seth Perrins expressed support for this approach and inquired whether a curb would be needed. Mr. Muirbrook responded that if a sidewalk is constructed, it would be beneficial to include a curb, but it would not be necessary if a sidewalk is not built.

Staff engaged in further discussion regarding funding for the project.

Mr. Muirbrook then asked if the Committee wished to connect the sidewalk segment ending at the Jex property to create a continuous pedestrian path. Various options were discussed, including a temporary sidewalk connection, as full build-out of the section is not currently anticipated.

Dave Anderson emphasized the need for a long-term improvement in this area and recommended constructing the sidewalk as a permanent solution rather than a temporary fix, to avoid revisiting the issue in the future.

Mr. Muirbrook agreed to further explore improvement options but noted the presence of a ditch in the area, which would require piping to allow for more significant improvements. He stated that while his team would evaluate options, a permanent solution could not be guaranteed at this time.

Mr. Perrins acknowledged the discussion and noted that the City Council has also expressed concerns about connectivity in this area. Mr. Muirbrook thanked Mr. Perrins for this direction, stating that it reinforced the importance of the connection and that his team would work to find the best solution.

Staff then discussed power improvements, noting that the roundabout would be illuminated, as would the intersection at US-6. However, there will be a stretch of roadway without street lighting.

Mr. Muirbrook continued by discussing the planned raised medians, noting that some would be wide enough to accommodate landscaping, with the width varying by location. He requested feedback on whether the DRC wished to see landscaping included in the medians.

Mr. Anderson stated that if the medians exceed eight feet in width, incorporating low-maintenance landscaping would be worthwhile.

Mr. Muirbrook noted that the roundabout will already be landscaped and lighted, and he did not anticipate that adding landscaping to the medians would create additional challenges.

Discussion followed regarding the maintenance of landscaped medians. Bart Morrill expressed concern about the difficulties of maintaining these areas, particularly during winter months when roads are salted, and vehicles may encroach onto medians. However, staff generally agreed that landscaping would enhance the appearance of larger medians **and suggested having the City's Landscape Architect work with Engineering to design low-maintenance landscaping.**

Mr. Muirbrook then discussed plans for the intersection at Canyon Road and 1700 East, which is planned as a signalized intersection, while the nearby intersection at 750 South and 1700 East is planned as a roundabout. He shared that studies had determined the roundabout would provide the safest traffic calming measures for the area. Mr. Muirbrook also clarified that the City would only acquire additional right-of-way for the roadway to accommodate the existing storm drain easement, with no other roadway right-of-way acquisitions planned.

Brandon Snyder inquired about the timeline for the improvements. Mr. Muirbrook explained that the timeline would depend on how traffic evolves in the area and that it remains a question of whether the City wishes to proceed with these improvements.

Mr. Muirbrook concluded by addressing a miscommunication between the consultant and staff regarding the lack of a planned crosswalk on the north leg near the 2000 East roundabout. While the consultant did not see a need for a crosswalk, Mr. Muirbrook disagreed, emphasizing the importance of connectivity due to planned commercial development in the area. He noted that pedestrians will cross at this location regardless, and it would be prudent to plan for a safe crossing. Staff agreed with this assessment. Mr. Muirbrook stated that his team will continue the study to 90% completion and will return to discuss progress with the DRC at that point.

Seth Perrins moved to adjourn the meeting at 11:30 a.m.

Adopted:

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Kasey Woodard  
Community Development Division  
Secretary

Draft Minutes  
Spanish Fork City Development Review Committee  
80 South Main Street  
Spanish Fork, Utah  
June 25, 2025

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

Citizens Present: Whitney Hurst, Rebecca Payne, Clayci Crandall, Kyle Miller, Taione Militoni, Nate Heaps, Tate Murphey, AJ Del Pivo, Rob Ballas.

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

## FINAL PLAT

### ZIONS LANDING 2.0

Brandon Snyder presented the project, noting that this is the first subdivision to utilize the recently approved Complete Neighborhood Overlay. He explained that the existing home on the property will be removed to accommodate the new development. He provided an overview of the updated access plan and noted that the applicant is requesting approval for six residential lots. Lots 1A and 1B, located in the northern corner of the development, are proposed as twinhome lots.

Brandon stated that the proposed layout was previously approved as part of the Zone Change and Preliminary Plat applications and that the proposed density aligns with the **City's General Plan designation**. He noted that the Planning Commission had requested additional building elevations and a detailed layout for the twinhome to ensure compliance with the Complete Neighborhood Overlay standards. He also highlighted that the development will include required street improvements and landscaping, including a

Street Tree Plan along 400 North. Based on the submitted plans, staff is recommending approval, subject to the findings and conditions outlined in the staff report.

The Engineering Department noted that they are still in the process of finalizing payment arrangements for the frontage improvements on Lot 5 and determining the precise location where those improvements will be constructed.

Cory Pierce asked Bart Morrill if he had any concerns regarding the landscaping along 400 North. He also inquired whether the City would be responsible for maintaining this area, and it was confirmed that the City will handle ongoing maintenance along 400 North. Mr. Morrill then asked whether an irrigation plan had been submitted for staff review, as he did not recall reviewing one for this project.

Nate Heaps responded that the irrigation plan will be included with the forthcoming redline submittal.

Jake Theurer **moved** to approve the proposed Zions Landing 2.0 Final Plat based on the following finding and subject to the following findings and conditions:

Findings:

1. That the proposal conforms to the City's General Plan Land Use Map and Zoning Map.
2. That the submitted plans are consistent with the approved Preliminary Plat.

Conditions:

1. That the Applicant meets the City's Development and Construction standards, Zoning requirements and other applicable City Ordinances.
2. That all remaining red-lines be addressed before a preconstruction meeting is held.

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

## SITE PLAN

### PACIFIC HORIZON CREDIT UNION

David Mann presented the proposed development and identified its location. He noted that the property was recently rezoned from R-O (Residential Office) to C-2 (General Commercial) to accommodate a commercial credit union. He explained that the properties to the north remain zoned R-O, which is still considered a residential district. As

such, certain building requirements related to the adjacent residential use were discussed with the applicant.

Mr. Mann stated that the City's General Plan designates the area as Mixed Use, which is consistent with the proposed development. He described the proposed fencing plan, which includes an 8-foot fence along the northern boundary of the site. Part of this fencing incorporates a retaining wall due to the elevation difference between the subject property and the neighboring lots to the north.

Regarding South Lane, Mr. Mann noted that there is an adjacent office development in progress, and the timing of that project may influence whether fencing will be required on that side. He mentioned that after reviewing the City's fencing ordinances, he was unable to find specific language defining how fence height is determined. Due to this lack of clarity, he recommended further discussion to ensure the intent of separating commercial and residential uses is upheld. He concluded by stating that staff recommends approval, subject to the findings and conditions in the staff report. However, if it is determined that an 8-foot wall is to be required, City Council approval will be necessary.

Josh Wagstaff provided comments from Engineering, specifically regarding the park strip and a utility easement located just behind the property line, which could potentially accommodate a sidewalk in the future.

Byron Haslam highlighted the need for a right-of-way dedication along South Lane and asked whether the applicant had concerns. He expressed the impression that there may be hesitation on the applicant's part, potentially due to a setback issue.

Rob Ballas, representing the applicant, addressed the Committee. He confirmed that the Site Plan is based on a design previously reviewed with staff. He acknowledged that the right-of-way dedication would impact the project by eliminating a portion of the parking area, necessitating a complete redesign. While the applicant is amenable to placing a trail partially within the easement to preserve alignment, they prefer not to pursue a full dedication due to the significant impact it would create.

Vaughn Pickell inquired about a parcel owned by Fritz Realty, located between Main Street and the applicant's property. Mr. Ballas explained that this "nuisance parcel" had initially raised concerns, but a staff member later confirmed it would not affect the project. He could not recall which staff member provided that clarification.

Jered Johnson indicated that the information likely came from either himself or City Surveyor Travis Warren. He explained that the parcel in question is a remnant located within UDOT's right-of-way and does not pose an issue.

A brief discussion followed regarding the Fritzzi parcel, including questions about ownership and maintenance responsibilities. Staff suggested that a title search could clarify the matter and ensure the situation is properly addressed.

Brandon Snyder asked whether the site would be used for impounded vehicle storage. It was confirmed that while such a use had been considered in the past, it is no longer part of the current development proposal.

Mr. Ballas then inquired about the desired alignment for a future trail connection. Cory Pierce responded that the preference is for the trail to run parallel to the curb. Staff members expressed agreement with this suggestion.

Dave Anderson sought to clarify his understanding of the project. He referred to a recently approved development to the north, which initially proposed a six-foot wall along the shared property line. For various reasons, that wall has been removed from the resubmitted plans. Mr. Anderson confirmed that the current project proposes a fence along the southern property line.

David Mann stated that coordination regarding the timing of the two projects has taken place with the applicants.

Mr. Ballas further clarified that the project includes an 8-foot wall along the north property line and fencing along the south. He added that a note has been included in the plans stating that if the adjacent southern property is rezoned from residential to commercial before project completion, the fence along that boundary would not be installed, as it would no longer be required.

Overall, staff expressed support for the proposal. The discussion concluded with further conversation regarding the City's fencing and wall requirements.

Vaughn Pickell **moved** to approve the proposed Pacific Horizon Credit Union Site Plan based on the following finding and subject to the following finding and conditions:

Finding:

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

Conditions:

1. That the Applicant meets the City's development and construction standards and other applicable City ordinances.
2. That any remaining redlines are addressed prior to a building permit being issued.

3. That the City Council approves an eight-foot-tall wall prior to a building permit being issued.
4. That the trail will be parallel to the curb.

Dave Anderson recommended removing the previously stated Condition #3, based on the understanding reached during the earlier discussion. Vaughn Pickell concurred and made a motion to formally remove the condition resulting in the following motion:

Finding:

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

Conditions:

1. That the Applicant meets the City's development and construction standards and other applicable City ordinances.
2. That any remaining redlines are addressed prior to a building permit being issued.
3. That the trail will be parallel to the curb.

Dave Anderson **seconded** and the motion **passed** all in favor.

## CONCEPT REVIEW

### WEST MEADOWS CONCEPT

Tate Murphy approached the podium to present the proposed concept plan. He explained that the project envisions a residential community near the Benjamin Exit, where Loafer Mountain Parkway will connect into Spanish Fork. The concept includes a commercial retail component—featuring a car dealership along 8000 South—with the rear portion of the development consisting of a mix of residential housing types, including three-story townhomes and condominium units.

Brandon Snyder asked about the projected residential density. Mr. Murphy responded that while the exact number had not yet been finalized, he estimated the density to be approximately 16 units per acre.

Dave Anderson noted that staff plans to discuss the concept with the City Council during the upcoming Tuesday evening meeting. He clarified that while the concept had been circulated to staff for review, the feedback provided thus far has been high-level. He

emphasized that at this early stage, detailed discussion is premature and that the concept should remain conceptual for now.

Mr. Anderson referenced prior conversations with the City Council regarding the potential annexation of this area into the city and the possibility of amending the General Plan. He clarified that while an updated General Plan draft exists, it has not been formally adopted. The current draft designates the corridor—serving as a future connection point via Loafer Mountain Parkway—as commercial. He expressed that land use is likely to be a significant concern for both staff and the Council.

In response, Mr. Murphy acknowledged that many aspects of the project are still under consideration and reiterated that the plan remains conceptual. He stated that the primary purpose of the presentation was to gather feedback on land use and assess the feasibility of future development in the area.

Mr. Anderson added that timing is another critical issue. He remarked that the area is relatively remote from existing residential development and has experienced slow growth. He prefaced his comments by stating they are not intended to be discouraging, but he observed that the residential design is reminiscent of a prior concept that had been critiqued for its repetitive layout and lack of meaningful open or green space for residents.

Mr. Murphy agreed with the assessment and acknowledged that the residential design is still in its early stages. He reiterated that their goal is to receive initial feedback to help guide future planning efforts.

Mr. Anderson further suggested simplifying the commercial portion of the concept prior to presenting to the City Council. He recommended replacing the detailed layout with a general placeholder or “box” to indicate the future commercial area’s location.

Mr. Murphy agreed with this suggestion and confirmed he would make the revisions before next week’s meeting.

Seth Perrins referenced the previous annexation proposal and noted that some City Council members had expressed reservations about development in this area, particularly concerning the residential component. He advised the applicant to be prepared in case those concerns remain. He also highlighted a key issue involving traffic circulation, particularly at the intersection, and encouraged the applicant to coordinate with the City’s Engineering Department to explore a more functional layout. He suggested that a circular traffic pattern, with a return route from 1900 South, could be a suitable solution.

A general discussion followed regarding traffic circulation options and the need for further study to ensure an efficient and safe flow.

Jered Johnson raised concerns about stormwater management in the area. He cautioned that addressing the storm drainage system may pose significant engineering and cost challenges for the developer.

Mr. Murphy thanked staff for their time, insight, and constructive feedback.

Dave Anderson moved to adjourn the meeting at 10:40 a.m.

Adopted:

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Kasey Woodard  
Community Development Division  
Secretary



Mabey Office Building  
Zone Map Amendment  
48 East South Lane  
0.25 acres  
C-2 Zone  
Mixed Use General Plan Designation



## PROPOSAL

The Applicant applied for a Zone Map Amendment approval for the Development Enhancement Overlay Zone on the subject property.

The Applicant is proposing a five-foot-wide planting buffer adjacent to the neighboring residential property to the south instead of the 10-foot-wide buffer required by §15.4.16.130 of the Municipal Code. The proposed buffer would match what is shown on the plans for the adjacent development to the west due to the approved Development Enhancement Overlay Zone on that property.

Some of the key issues to consider are: proposed use, site configuration, adjacent uses, development timing, landscaping, fencing.

## STAFF RECOMMENDATION

That the proposed Mabey Office Building Zone Map Amendment be approved based on the following finding and subject to the following conditions:

### Finding

1. That the proposed modifications will conform to the intent of the Development Enhancement Overlay Zone.

### Conditions

1. That the Applicant meets the City's development and construction standards, zoning requirements, and other applicable City ordinances.
2. That any remaining redlines are addressed prior to a building permit being issued.

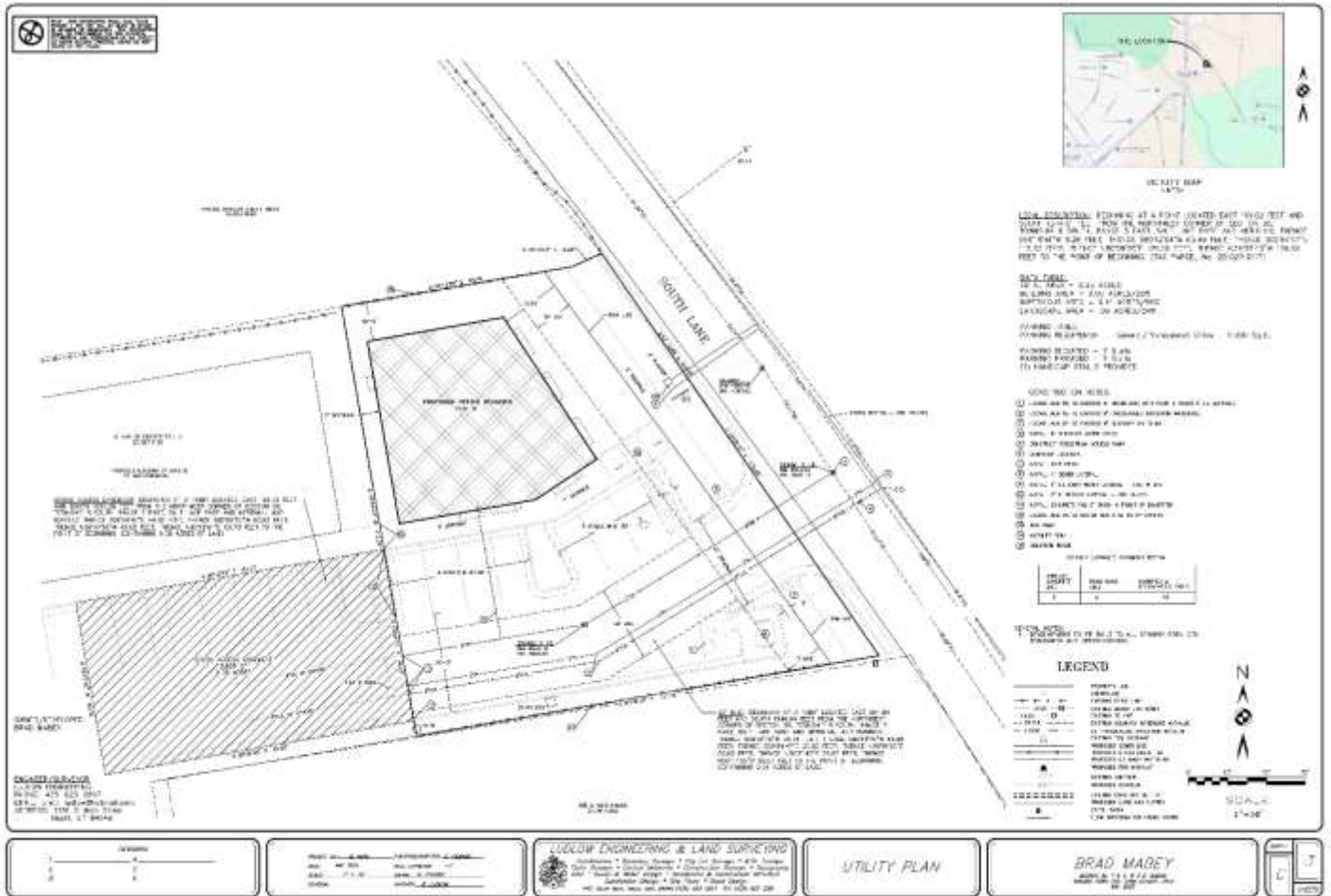
## EXHIBITS

1. Area Maps
2. Site Plan
3. Landscape Plan

EXHIBIT 1



# EXHIBIT 2



# EXHIBIT 3

## PLANT SCHEDULE

SYM	SYM. & NAME	COMMON NAME	SIZE	QUANTITY	QTY.
1	1	1	1	1	1
2	2	2	2	2	2
3	3	3	3	3	3
4	4	4	4	4	4
5	5	5	5	5	5
6	6	6	6	6	6
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## LANDSCAPE PLANTING PLAN



A NEW OFFICE BUILDING  
 For Broc. Mosey  
 L-1.0  
 11/11/2011



Mabey Office Building  
Site Plan  
48 East South Lane  
0.25 acre  
C-2 Zone  
Mixed Use General Plan Designation



## PROPOSAL

The Applicant applied for Site Plan approval to construct an office building on the subject property. Offices are listed as a permitted use in the C-2 Zone. The site will have access from South Lane with a shared access to the proposed building located on the west side of the property.

A six-foot-tall concrete wall is shown on the civil drawings along the south property line adjacent to an existing residential property. The municipal code requires a six-foot-tall wall adjacent to a residential use that is zoned Commercial (§15.4.16.130). Fencing adjacent to the Pacific Credit Union property on the north side is not required, but is shown on the plans.

Landscaping plans for the parkstrip will need to be updated to show the required amount of vegetation per code. The Applicant also submitted an application for the Development Enhancement Overlay Zone in order to propose a five-foot-wide planting buffer adjacent to the neighboring residential property to the south instead of the 10-foot-wide buffer required by §15.4.16.130 of the Municipal Code. The proposed buffer would match what is shown on the plans for the adjacent development to the west due to their approved Development Enhancement Overlay Zone.

Some of the key issues to consider are: development timing, utilities, storm water, road dedication, fencing.

## STAFF RECOMMENDATION

That the proposed Mabey Office Building Site Plan 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 and Zoning Map,

### Conditions

1. That the Applicant meets the City's development and construction standards and other applicable City ordinances.
2. That any remaining redlines are addressed prior to a building permit being issued.
3. That the City Council approves the proposed Development Enhancement Overlay Zone to allow the five-foot-wide planting buffer.

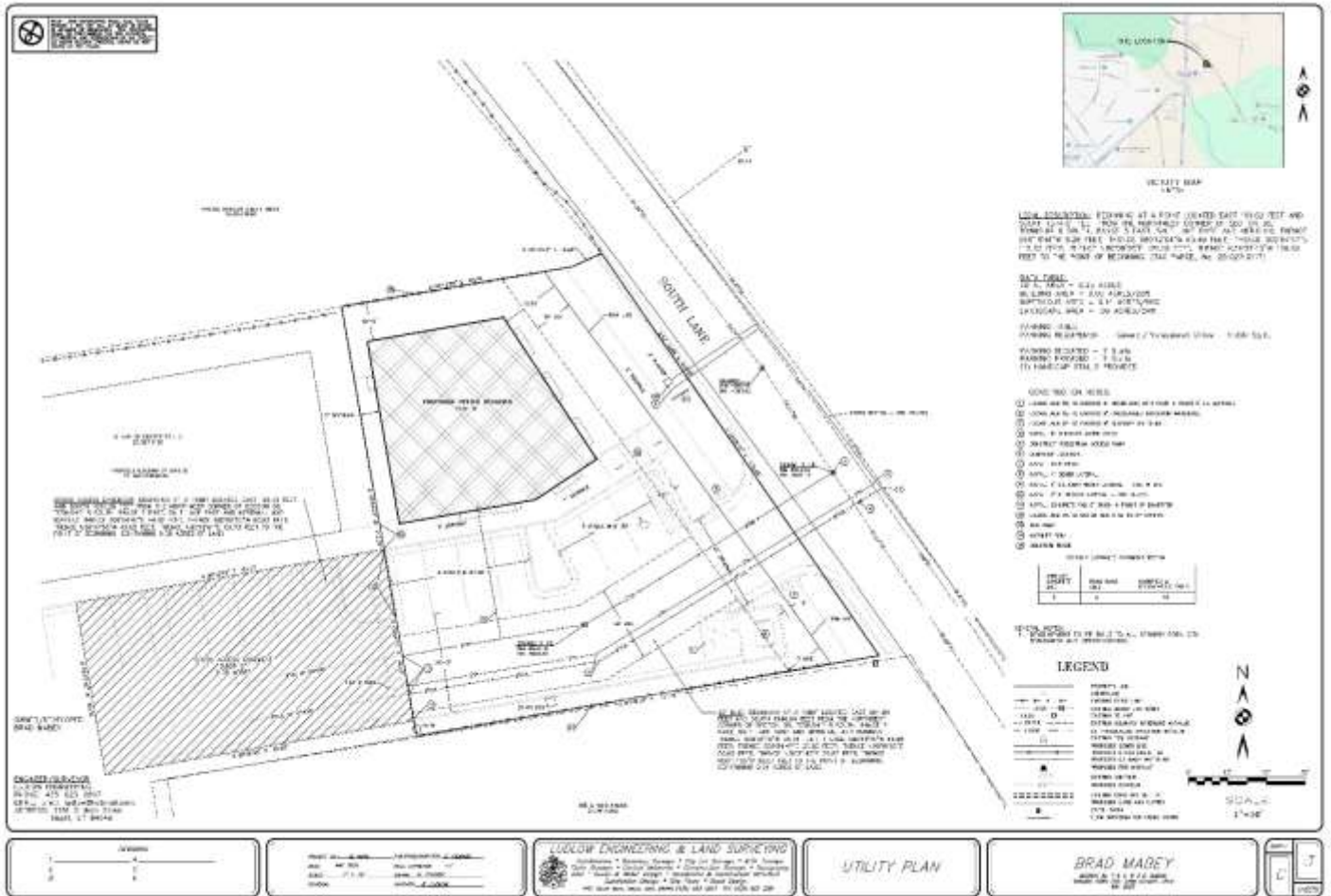
## EXHIBITS

1. Area Maps
2. Site Plan
3. Landscape Plan
4. Building Elevations

EXHIBIT 1



# EXHIBIT 2



# EXHIBIT 3

## PLANT SCHEDULE

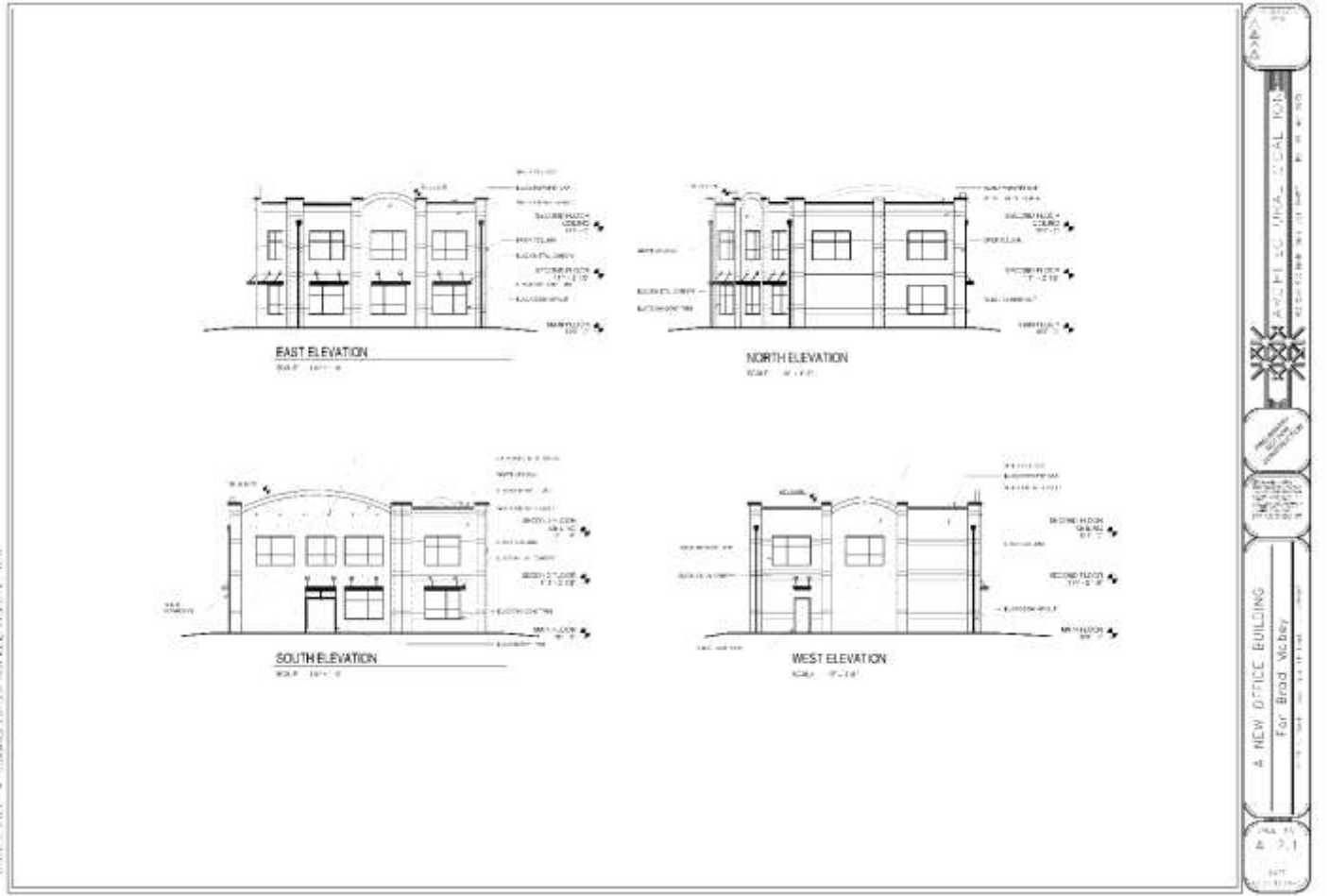
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## LANDSCAPE PLANTING PLAN



A NEW OFFICE BUILDING  
 For Broc. Mosey  
 L-1.0  
 11/11/2020

# EXHIBIT 4





L&S Commercial  
Site Plan  
1179 South Main Street  
1.32 acres  
C-2 Zone with the Development  
Enhancement Overlay  
Mixed Use General Plan Designation



## PROPOSAL

The Applicant applied for Site Plan approval to construct a building for commercial uses on the subject property. The site will have a shared access from Main Street and provides for a future access connection to South Lane.

A six-foot-tall precast concrete wall is shown on the civil drawings along the east property lines adjacent to existing residential properties. The associated buffer areas comply with the March 2024 approval given by the City Council in applying the Development Enhancement Overlay.

Some of the key issues to consider are: improvements, utilities and easements.

## STAFF RECOMMENDATION

That the proposed L&S Commercial Site Plan 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 and Zoning Map.

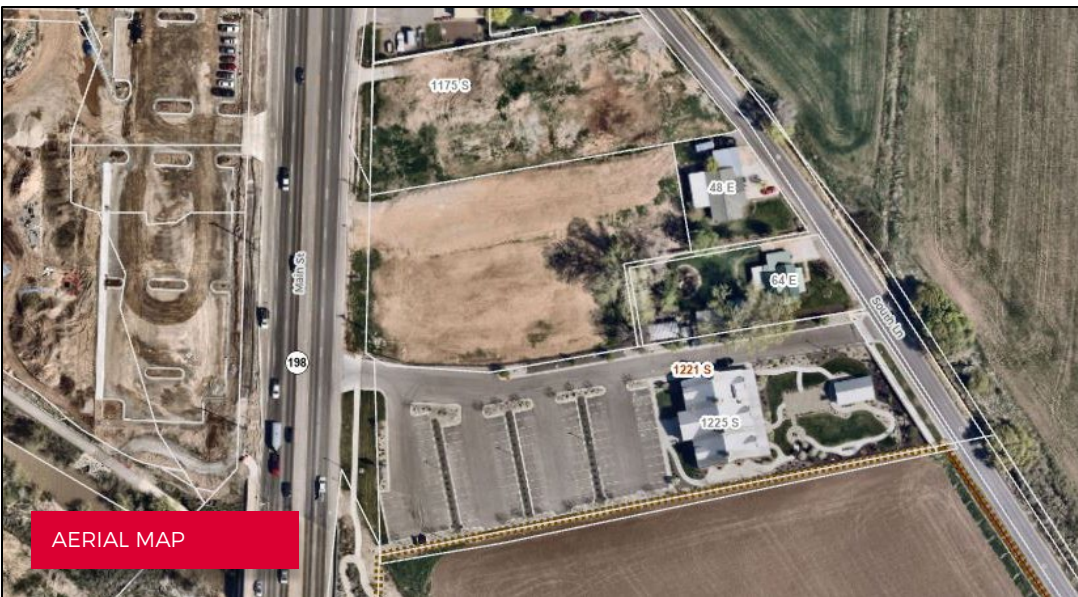
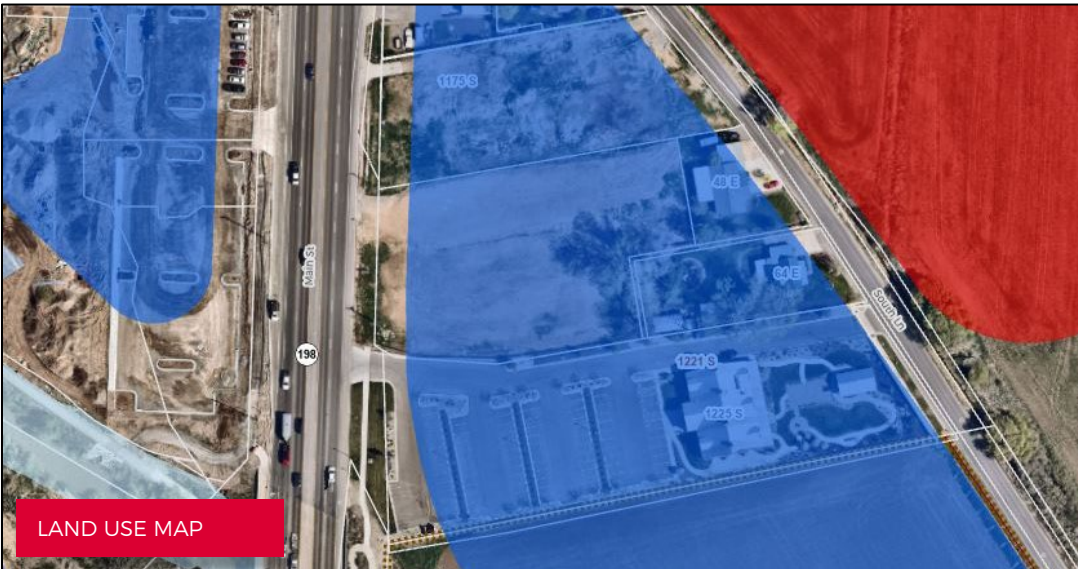
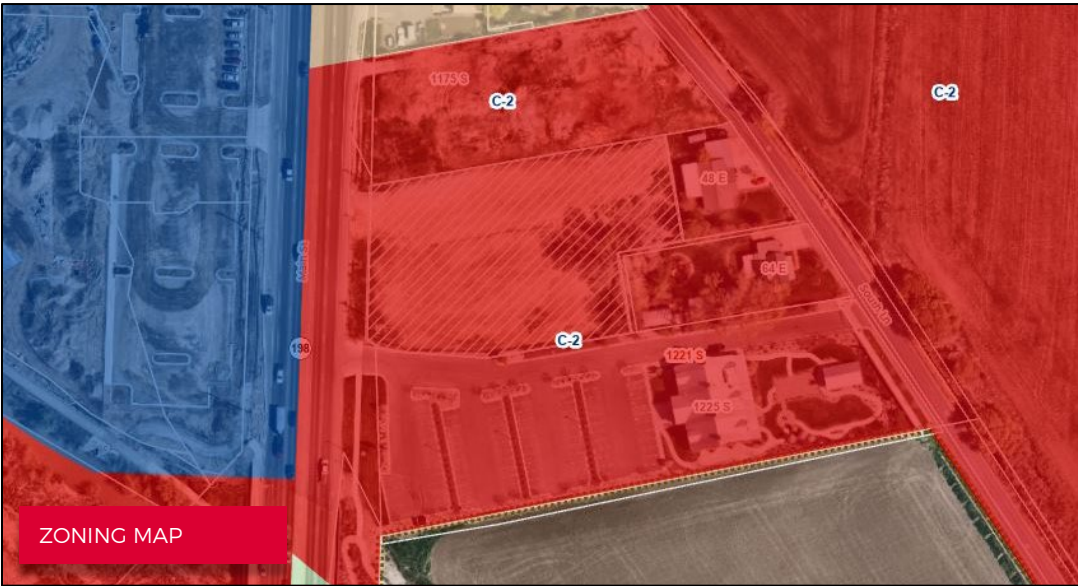
### Conditions

1. That the Applicant meets the City's development and construction standards and other applicable City ordinances.
2. That any remaining redlines are addressed prior to a building permit being issued.
3. That the applicant records the necessary easements prior to a building permit being issued.

## EXHIBITS

1. Area Maps
2. Site Plan
3. Landscape Plan
4. Building Elevations

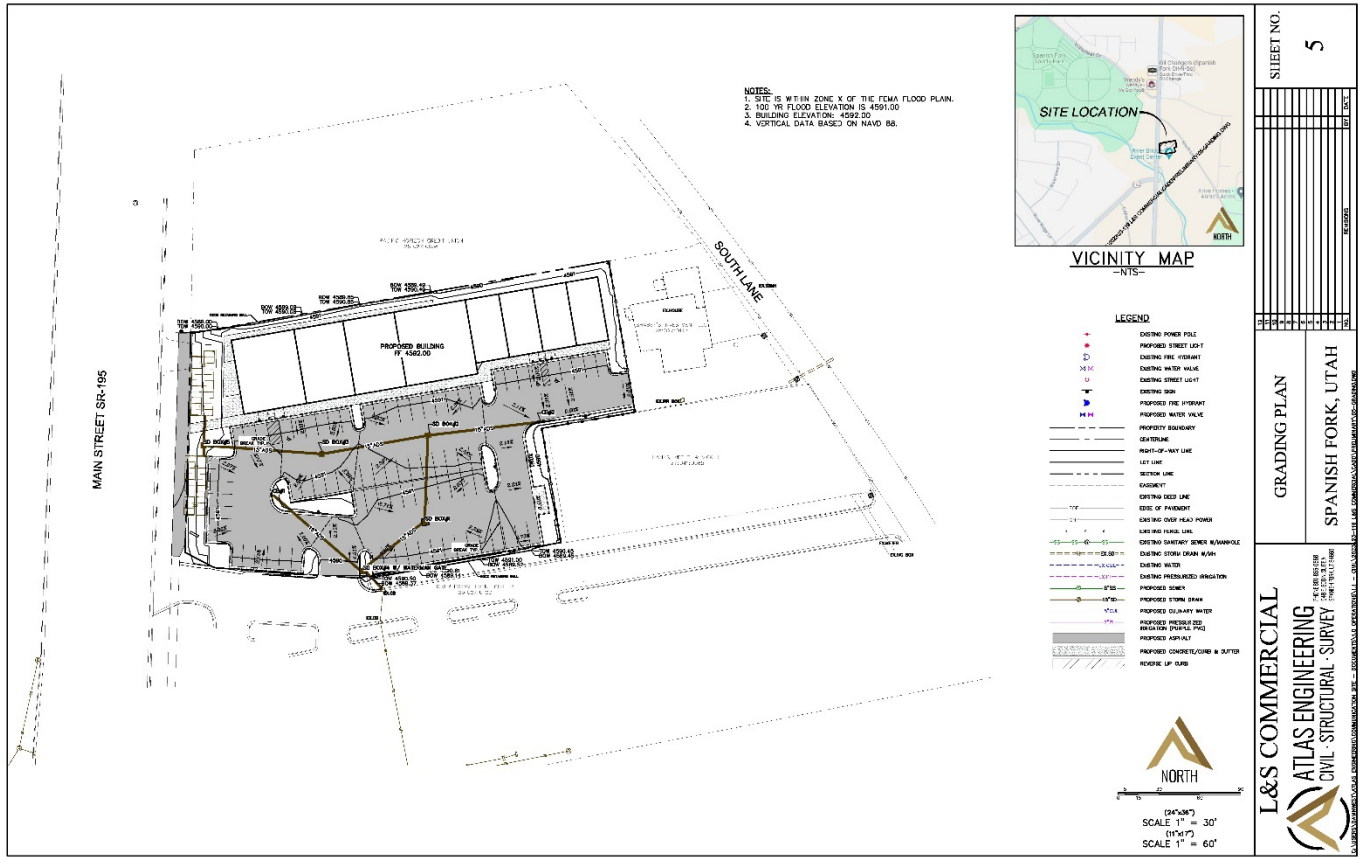
## EXHIBIT 1

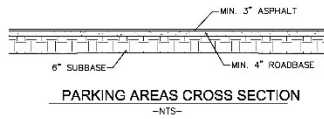
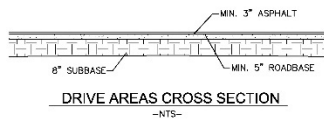


**L&S COMMERCIAL**  
SITE PLAN  
SPANISH FORK, UTAH  
FINAL PLAN SET  
JUNE 2025

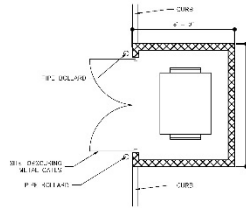
<i><b>SHEET</b></i>	<i><b>SHEET NAME</b></i>
1	COVER
2	OVERALL BOUNDARY
3	OVERALL SITE PLAN
4	EXISTING TOPOGRAPHY
5	GRADING PLAN
6	TBC PLAN
DT-01	DETAIL SHEET



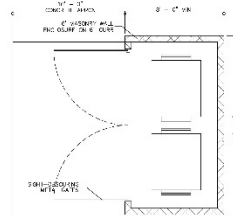




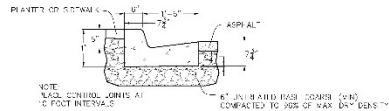
**NOTE:**  
FOLLOW RECOMMENDATIONS FROM GEOTECHNICAL STUDY, PROJECT NO. 13280, DATED SEPTEMBER 12, 2019 BY OMT ENGINEERING.



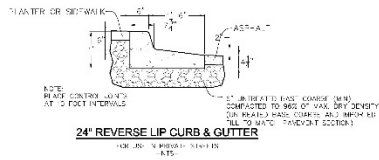
**DUMPSTER ENCLOSURE:**  
SCREENED ON THREE (3) SIDES WITH A MASONRY WALL HAVING A HEIGHT OF AT LEAST ONE (1) FOOT ABOVE RECEPTACLE. A STEEL SITE-OBSCURING GATE AT LEAST SIX (6) FEET HIGH IS REQUIRED.



**DUMPSTER ENCLOSURE:**  
1. ENCLOSURE TO BE SCREENED ON 3 SIDES WITH A MASONRY WALL HAVING A HEIGHT OF AT LEAST ONE FOOT ABOVE RECEPTACLE.  
2. MASONRY WALL TO MATCH FINISH OF PROPOSED BUILDING EXTERIOR.  
3. A STEEL SITE-OBSCURING GATE AT LEAST 6 FEET HIGH.



**24" STANDARD CURB & GUTTER**  
FOR USE IN PRIVATE STREETS  
-NTS-



**24" REVERSE LIP CURB & GUTTER**  
FOR USE IN PRIVATE STREETS  
-NTS-

SHEET NO.

DT-01

DETAIL SHEET

SPANISH FORK, UTAH

L&S COMMERCIAL

ATLAS ENGINEERING  
CIVIL - STRUCTURAL - SURVEY



**24' UTILITY EASEMENT DESCRIPTION:**

A PORTION OF A PARCEL OF LAND IN THAT CERTAIN WARRANTY DEED RECORDED AS ENTRY NUMBER 6439:2023 OF OFFICIAL RECORDS, BEING LOCATED IN THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 8 SOUTH, RANGE 3 EAST, BEING LOCATED IN SPANISH FORK CITY, UTAH COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE PARCEL LINE OF WARRANTY DEED ENTRY NO. 6439:2023 WHICH LIES EAST 238.21 FEET AND SOUTH 1655.96 FEET FROM THE NORTHWEST CORNER OF SECTION 30, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE & MERIDIAN; AND RUNNING THENCE ALONG THE PARCEL BOUNDARY THE FOLLOWING TWO COURSES: (1) S34°37'45"E 26.44 FEET (2) THENCE S80°09'55"W 121.18 FEET; THENCE N09°54'47"W 24.00 FEET; THENCE N80°09'55"E 110.13 FEET TO THE POINT OF BEGINNING.

CONTAINS 0.064 ACRES.

**10' PUBLIC UTILITY EASEMENT DESCRIPTION:**

A PORTION OF A PARCEL OF LAND IN THAT CERTAIN WARRANTY DEED RECORDED AS ENTRY NUMBER 3885:2024 OF OFFICIAL RECORDS, BEING LOCATED IN THE NORTHEAST CORNER OF SECTION 25, TOWNSHIP 8 SOUTH, RANGE 2 EAST AND THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 8 SOUTH, RANGE 3 EAST, BEING LOCATED IN SPANISH FORK CITY, UTAH COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE PARCEL LINE OF WARRANTY DEED ENTRY NO. 3885:2024 WHICH LIES WEST 182.04 FEET AND SOUTH 1638.98 FEET FROM THE NORTHWEST CORNER OF SECTION 30, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE & MERIDIAN; AND RUNNING THENCE S01°30'17"W 167.23 FEET; THENCE ALONG THE PARCEL BOUNDARY THE FOLLOWING THREE COURSES: (1) N62°21'08"W 11.14 FEET (2) N01°30'17"E 160.32 FEET (3) N80°12'04"E 10.20 FEET TO THE POINT OF BEGINNING.

CONTAINS 0.038 ACRES.

## SITE UTILITY EASEMENT DESCRIPTION:

A PORTION OF A PARCEL OF LAND IN THAT CERTAIN WARRANTY DEED RECORDED AS ENTRY NUMBER 3885:2024 OF OFFICIAL RECORDS, BEING LOCATED IN THE NORTHEAST CORNER OF SECTION 25, TOWNSHIP 8 SOUTH, RANGE 2 EAST AND THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 8 SOUTH, RANGE 3 EAST, BEING LOCATED IN SPANISH FORK CITY, UTAH COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH LIES EAST 129.27 FEET; THENCE SOUTH 1672.30 FEET FROM THE NORTHWEST CORNER OF SECTION 30, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE & MERIDIAN; AND RUNNING THENCE S80°12'04"W 264.32 FEET; THENCE S09°47'56"E 30.00 FEET; THENCE N80°12'04"E 171.45 FEET; THENCE S09°53'37"E 81.24 FEET; THENCE N80°07'18"E 10.00 FEET; THENCE N09°53'37"W 81.22 FEET; THENCE N80°12'04"E 13.50 FEET; THENCE N09°30'29"W 3.44 FEET; THENCE N80°09'55"E 69.40 FEET; THENCE N09°54'47"W 26.51 FEET TO THE POINT OF BEGINNING.

CONTAINS 0.195 ACRES.

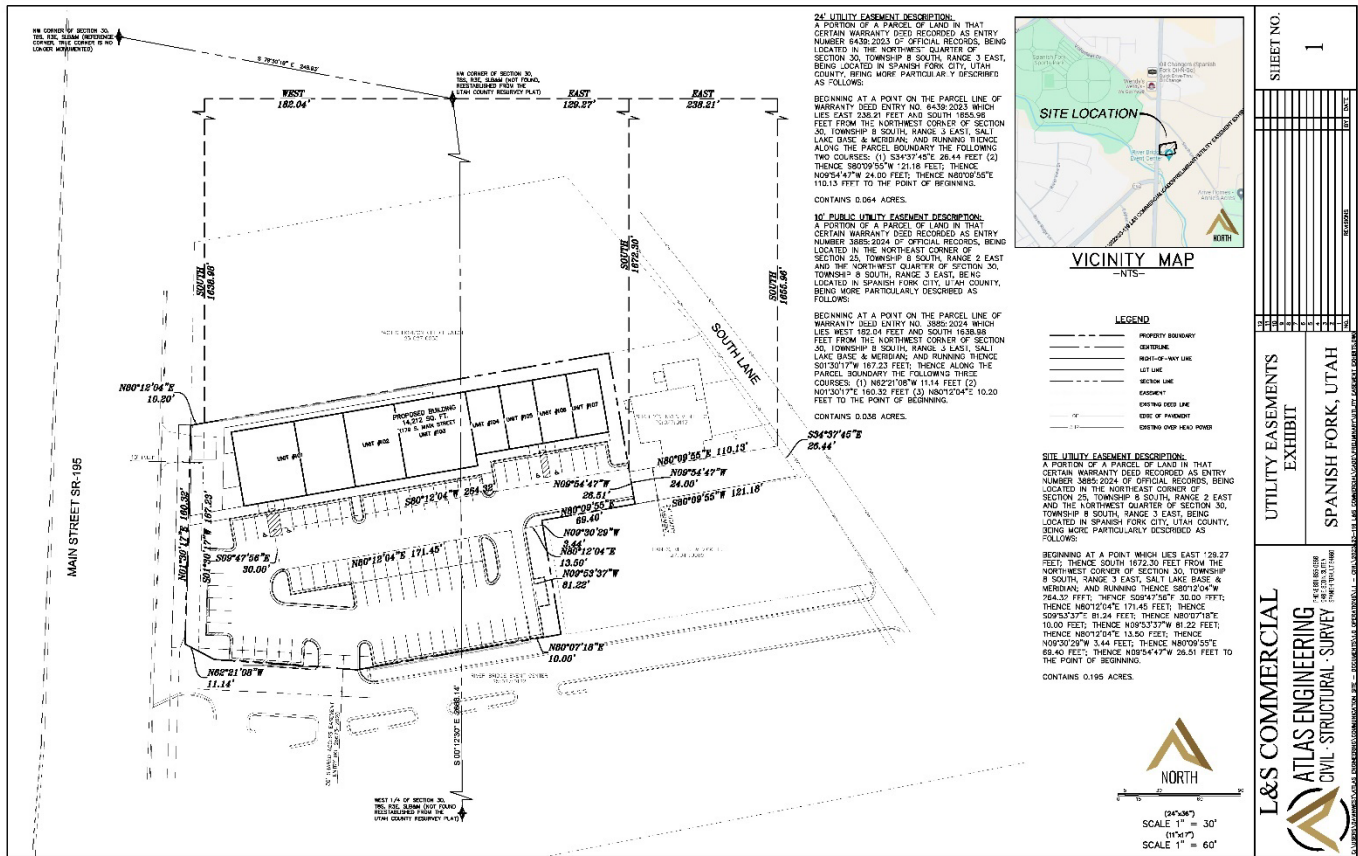


EXHIBIT 3

**PLANT SCHEDULE**

PLANT	COMMON NAME	SIZE	QUANTITY	REMARKS
1. TREES				
1.1. 12" DBH. SPANISH OAK	QUERCUS GRACILIS	12" DBH. @ 10' H	10	10' H @ 10' H
1.2. 12" DBH. PINK BLOSSOM	ALBIZIA JULIBRIS	12" DBH. @ 10' H	10	10' H @ 10' H
1.3. 12" DBH. LEMON LIME	LEMON LIME	12" DBH. @ 10' H	10	10' H @ 10' H
1.4. 12" DBH. LEMON LIME	LEMON LIME	12" DBH. @ 10' H	10	10' H @ 10' H
1.5. 12" DBH. LEMON LIME	LEMON LIME	12" DBH. @ 10' H	10	10' H @ 10' H
2. SHRUBS				
2.1. 12" DBH. SPANISH OAK	QUERCUS GRACILIS	12" DBH. @ 10' H	10	10' H @ 10' H
2.2. 12" DBH. PINK BLOSSOM	ALBIZIA JULIBRIS	12" DBH. @ 10' H	10	10' H @ 10' H
2.3. 12" DBH. LEMON LIME	LEMON LIME	12" DBH. @ 10' H	10	10' H @ 10' H
2.4. 12" DBH. LEMON LIME	LEMON LIME	12" DBH. @ 10' H	10	10' H @ 10' H
2.5. 12" DBH. LEMON LIME	LEMON LIME	12" DBH. @ 10' H	10	10' H @ 10' H
3. FLOWERS				
3.1. 12" DBH. SPANISH OAK	QUERCUS GRACILIS	12" DBH. @ 10' H	10	10' H @ 10' H
3.2. 12" DBH. PINK BLOSSOM	ALBIZIA JULIBRIS	12" DBH. @ 10' H	10	10' H @ 10' H
3.3. 12" DBH. LEMON LIME	LEMON LIME	12" DBH. @ 10' H	10	10' H @ 10' H
3.4. 12" DBH. LEMON LIME	LEMON LIME	12" DBH. @ 10' H	10	10' H @ 10' H
3.5. 12" DBH. LEMON LIME	LEMON LIME	12" DBH. @ 10' H	10	10' H @ 10' H

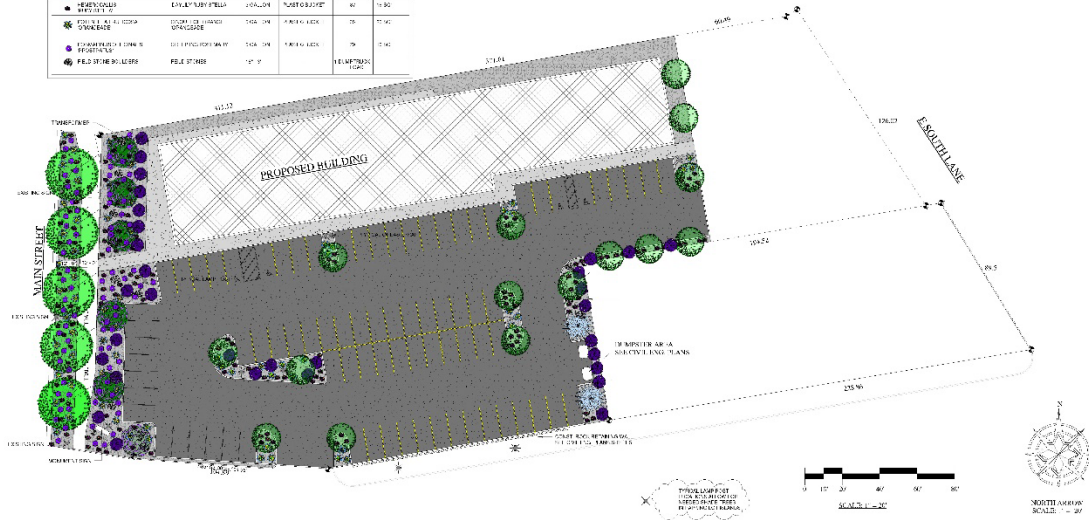
**LANDSCAPE AREAS WITH CANOES**

(A) 100 SQ. FT. CANOES (10' X 10')  
(B) 100 SQ. FT. CANOES (10' X 10')  
(C) 100 SQ. FT. CANOES (10' X 10')  
(D) 100 SQ. FT. CANOES (10' X 10')

(E) 100 SQ. FT. CANOES (10' X 10')  
(F) 100 SQ. FT. CANOES (10' X 10')  
(G) 100 SQ. FT. CANOES (10' X 10')  
(H) 100 SQ. FT. CANOES (10' X 10')

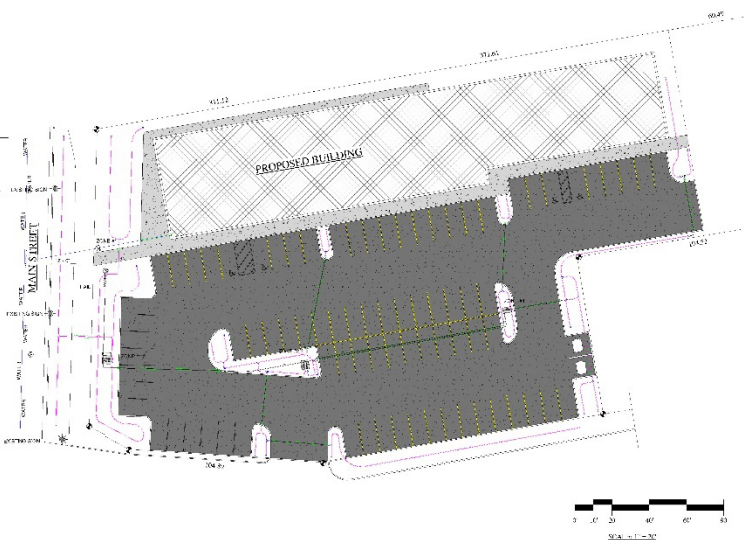
(I) 100 SQ. FT. CANOES (10' X 10')  
(J) 100 SQ. FT. CANOES (10' X 10')  
(K) 100 SQ. FT. CANOES (10' X 10')  
(L) 100 SQ. FT. CANOES (10' X 10')

AREA TO BE LANDSCAPED: 100 SQ. FT.  
TOTAL AREA TO BE LANDSCAPED: 100 SQ. FT.

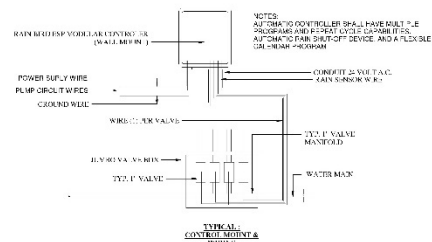


**LANDSCAPE PLAN W/ PLANT SCHEDULE**

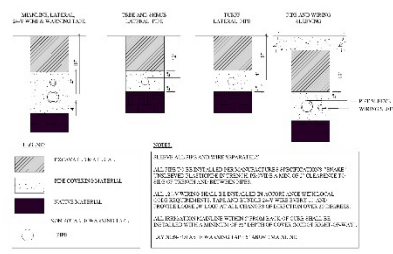
- LEGEND**
- 1. 12" DBH. SPANISH OAK
  - 2. 12" DBH. PINK BLOSSOM
  - 3. 12" DBH. LEMON LIME
  - 4. 12" DBH. LEMON LIME
  - 5. 12" DBH. LEMON LIME
  - 6. 12" DBH. LEMON LIME
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  - 60. 12" DBH. LEMON LIME
  - 61. 12" DBH. LEMON LIME
  - 62. 12" DBH. LEMON LIME
  - 63. 12" DBH. LEMON LIME
  - 64. 12" DBH. LEMON LIME
  - 65. 12" DBH. LEMON LIME
  - 66. 12" DBH. LEMON LIME
  - 67. 12" DBH. LEMON LIME
  - 68. 12" DBH. LEMON LIME
  - 69. 12" DBH. LEMON LIME
  - 70. 12" DBH. LEMON LIME
  - 71. 12" DBH. LEMON LIME
  - 72. 12" DBH. LEMON LIME
  - 73. 12" DBH. LEMON LIME
  - 74. 12" DBH. LEMON LIME
  - 75. 12" DBH. LEMON LIME
  - 76. 12" DBH. LEMON LIME
  - 77. 12" DBH. LEMON LIME
  - 78. 12" DBH. LEMON LIME
  - 79. 12" DBH. LEMON LIME
  - 80. 12" DBH. LEMON LIME
  - 81. 12" DBH. LEMON LIME
  - 82. 12" DBH. LEMON LIME
  - 83. 12" DBH. LEMON LIME
  - 84. 12" DBH. LEMON LIME
  - 85. 12" DBH. LEMON LIME
  - 86. 12" DBH. LEMON LIME
  - 87. 12" DBH. LEMON LIME
  - 88. 12" DBH. LEMON LIME
  - 89. 12" DBH. LEMON LIME
  - 90. 12" DBH. LEMON LIME
  - 91. 12" DBH. LEMON LIME
  - 92. 12" DBH. LEMON LIME
  - 93. 12" DBH. LEMON LIME
  - 94. 12" DBH. LEMON LIME
  - 95. 12" DBH. LEMON LIME
  - 96. 12" DBH. LEMON LIME
  - 97. 12" DBH. LEMON LIME
  - 98. 12" DBH. LEMON LIME
  - 99. 12" DBH. LEMON LIME
  - 100. 12" DBH. LEMON LIME



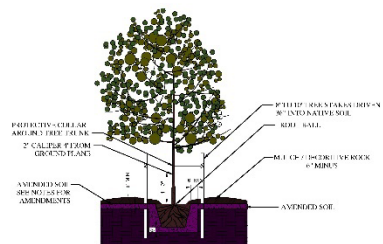
**LANDSCAPE IRRIGATION DESIGN**



DETAIL OF TYPICAL:  
VALVE BOX DETAIL WITH INLINE  
FILTER AND PRESSURE REDUCER

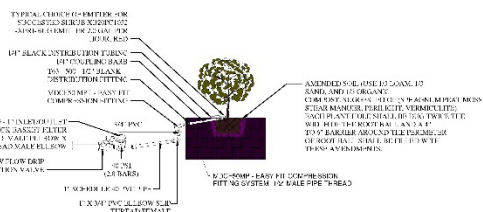


TYPICAL:  
PIPING AND FILL



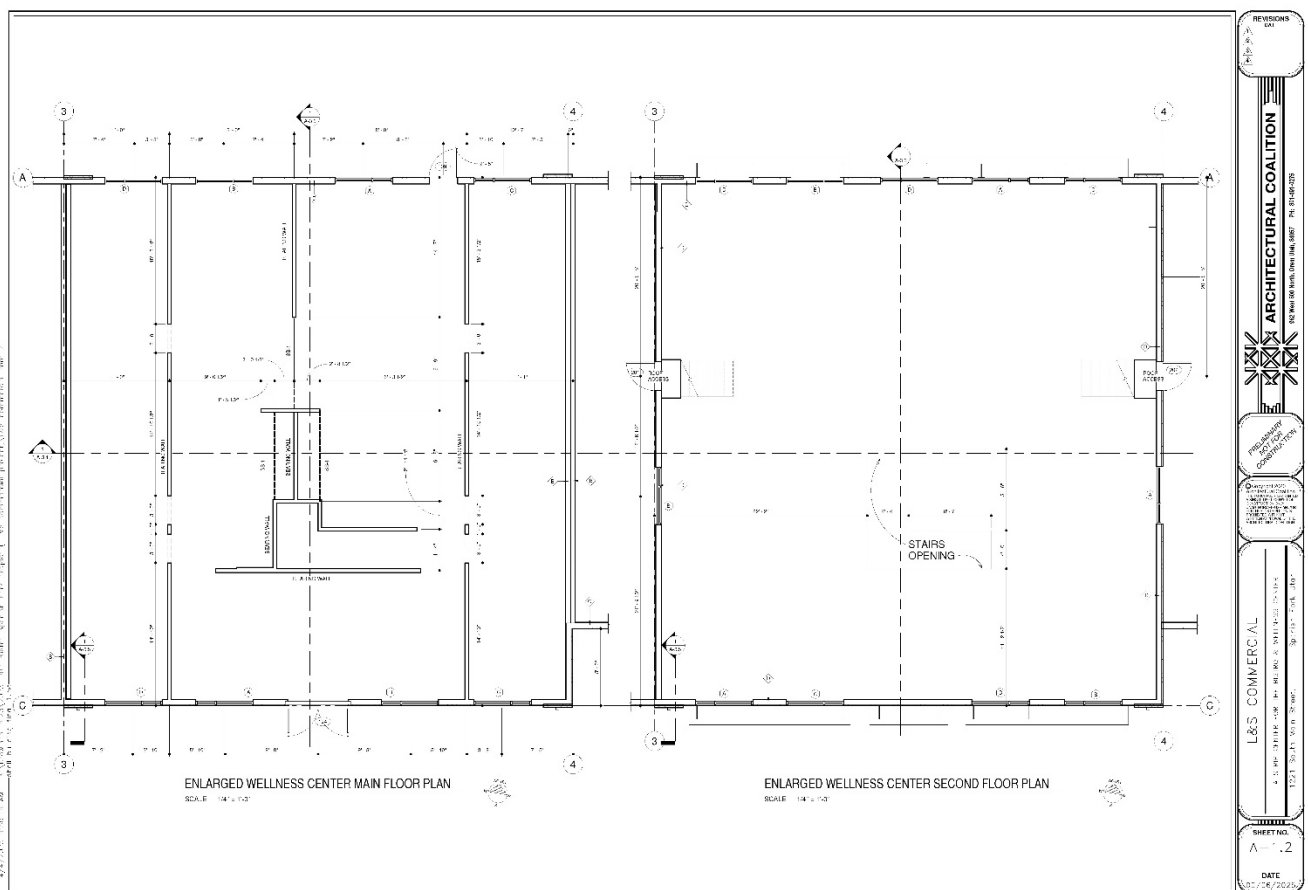
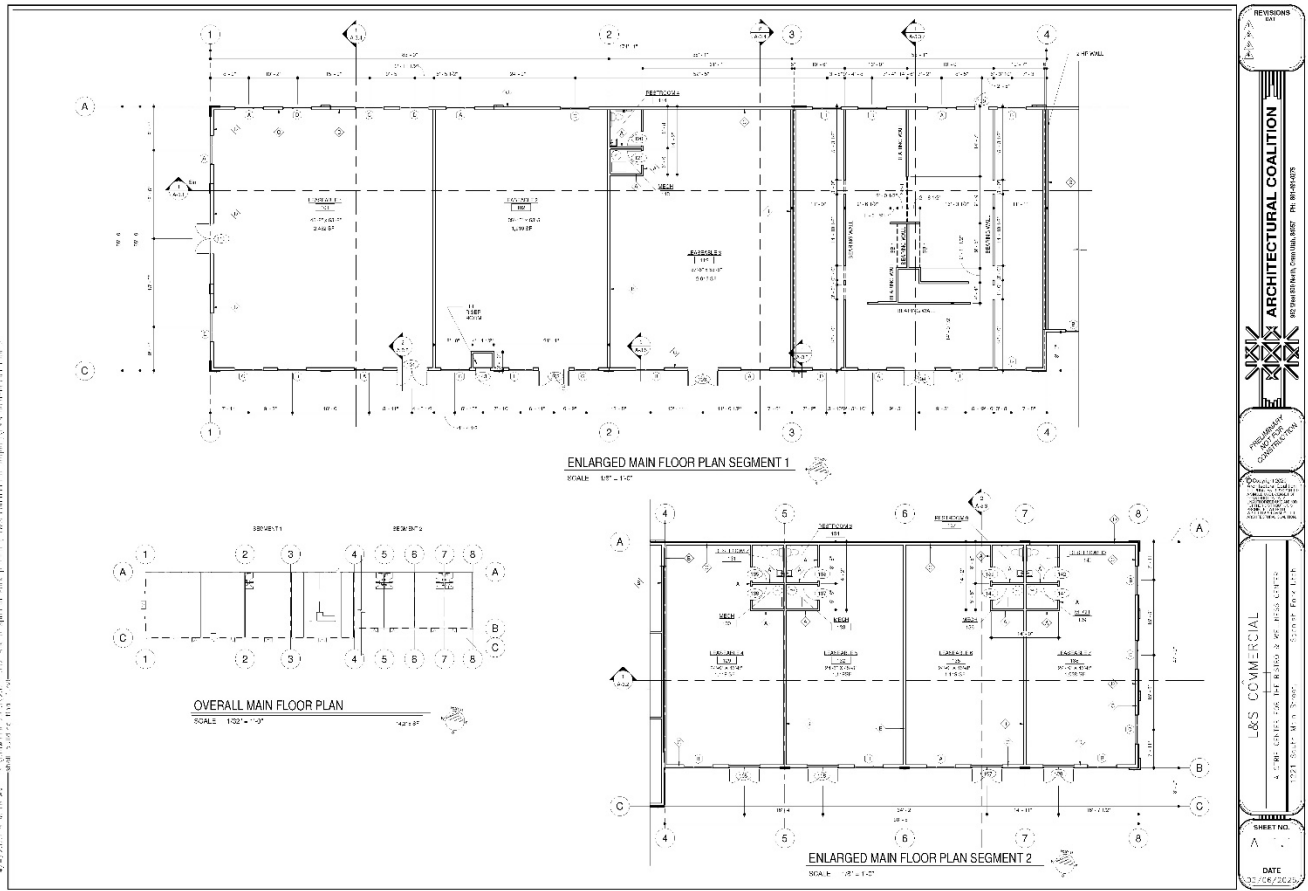
ALL TREE TRUNKS SHALL BE 2" CALIBER MIN. CONTRASTS SHALL BE 8 TO 10 MIN. AROUND THE TRUNK. 10' TO 15' LEAVY, 10' GARDEN AND 10' GROUND. 10' TO 15' GROUND. WELD BARRIER TO BE PLACED ON TOP OF ALL NEW SOIL FILL WITHIN 2' OF THE TRUNK AND COVERED WITH 6" OF COMPOST AND OR FERTILIZER TO PROMOTE CUT TO ROOTS AROUND STUBS AND TO BE PLACED IN 6" TO 10" DEEP. LEAVING COMPOST IN 10' TO 15' GROUND. PLANT PLANTING: WE DO NOT WANT TO DO MORE THAN TO PLANT THE TOP OF THE ROOT BALL. IS A TREE TRUNK OF THE DESIRED GROUND PLAN. ALL TREES PLANTED FOR FIRST YEAR TO BE THE PROPERTY OF THE PLANTING, BUREAU.

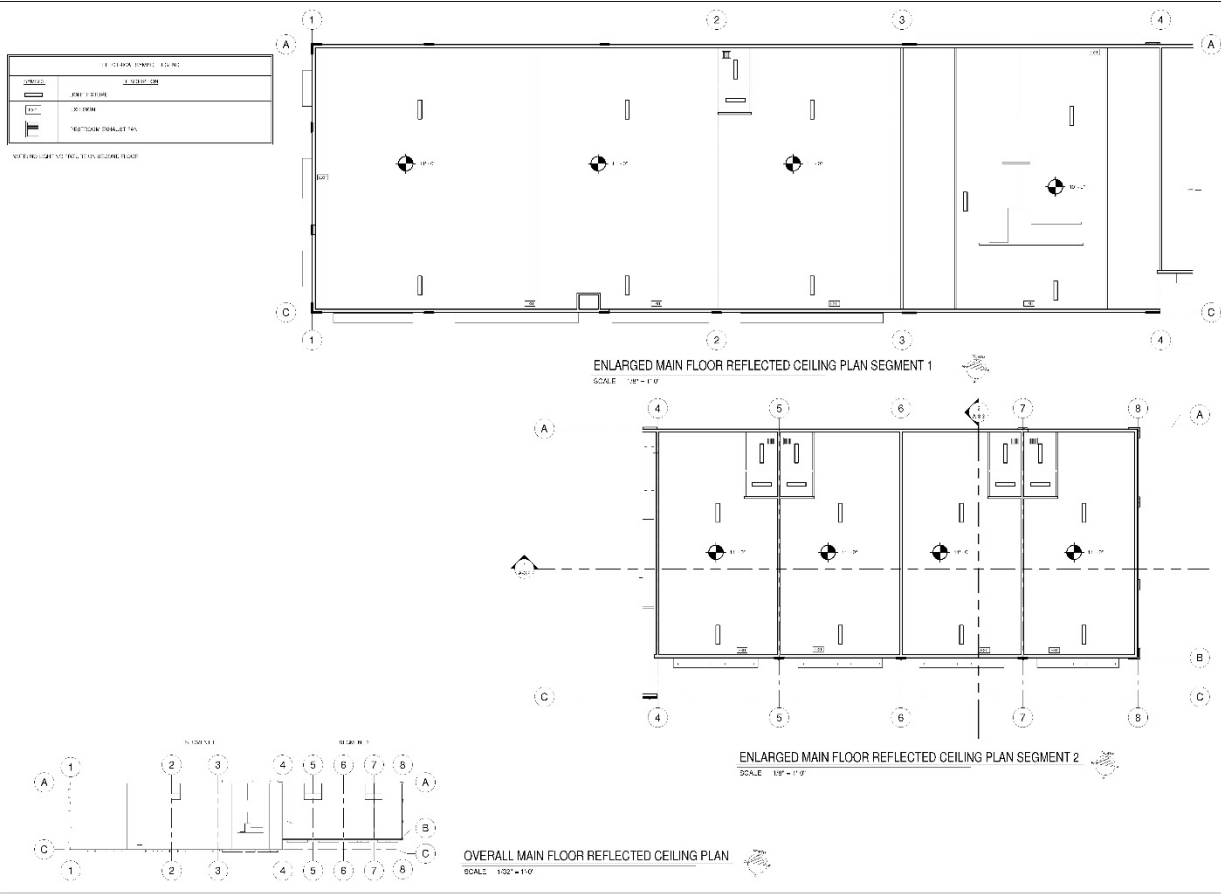
TYPICAL TREE PLANTING DETAIL  
2" CALIBER



### TYPICAL SURVEY DETAIL IRRIGATION AND PLANTING







**REVISIONS**

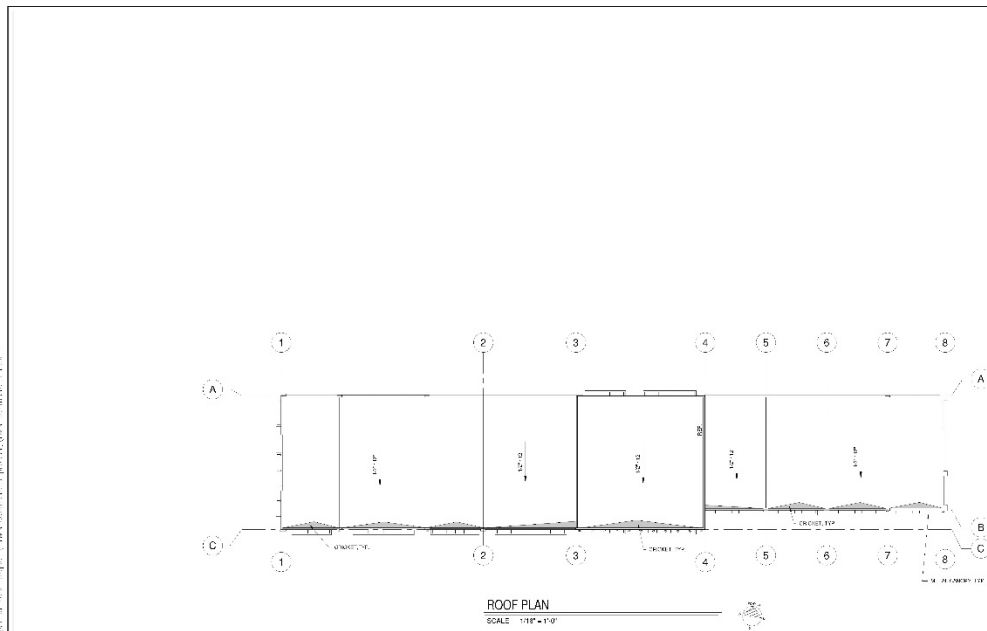
NO.	DATE	DESCRIPTION
1	12/16/2025	ISSUED FOR PERMIT

**ARCHITECTURAL COALITION**  
100 South Main Street, Suite 100, Spanish Fork, UT 84660  
801.225.1234

**PROJECT**  
L&S COMMERCIAL  
4141 SOUTH MAIN STREET, SPANISH FORK, UT 84660  
4141 SOUTH MAIN STREET, SPANISH FORK, UT 84660

**SHEET NO.**  
A 1.5

**DATE**  
12/16/2025



**REVISIONS**

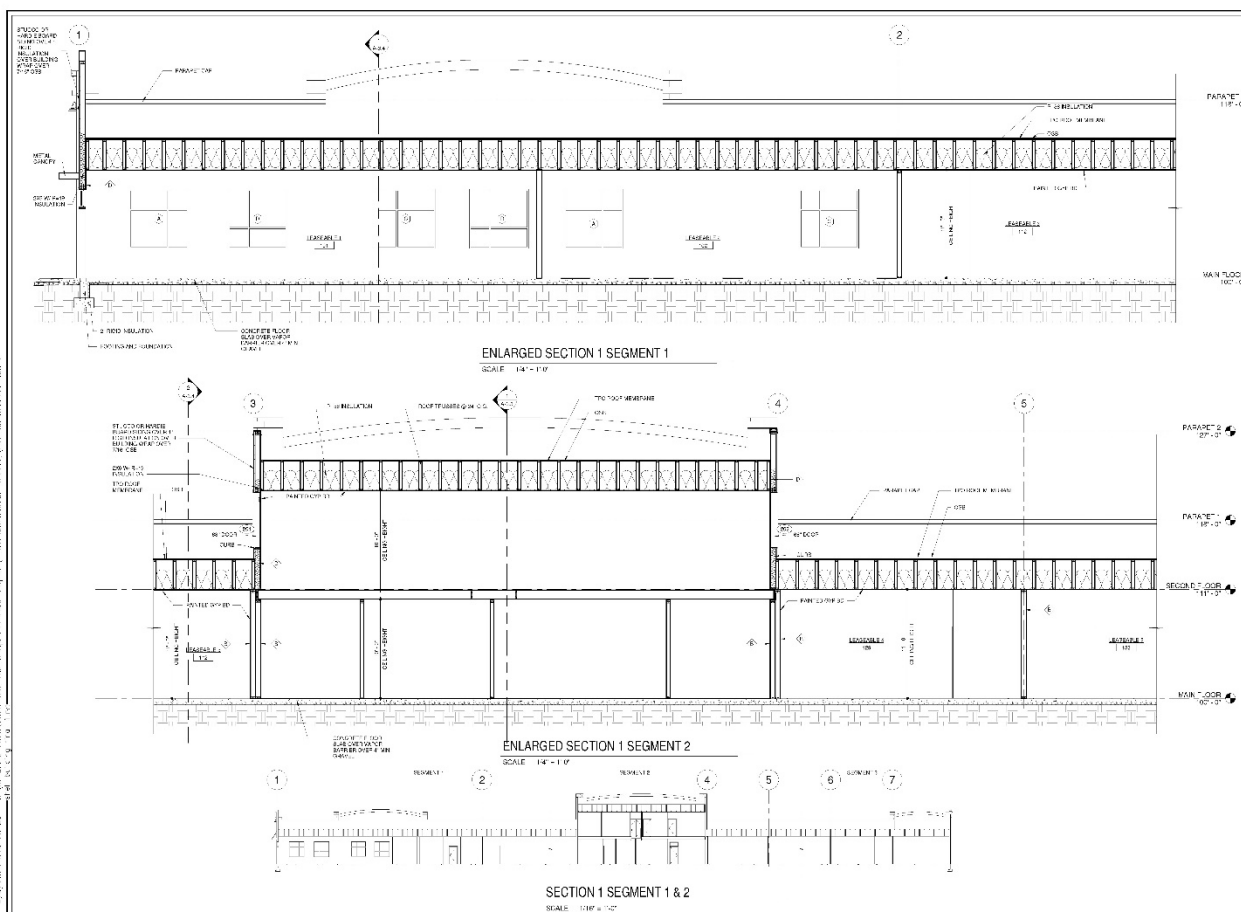
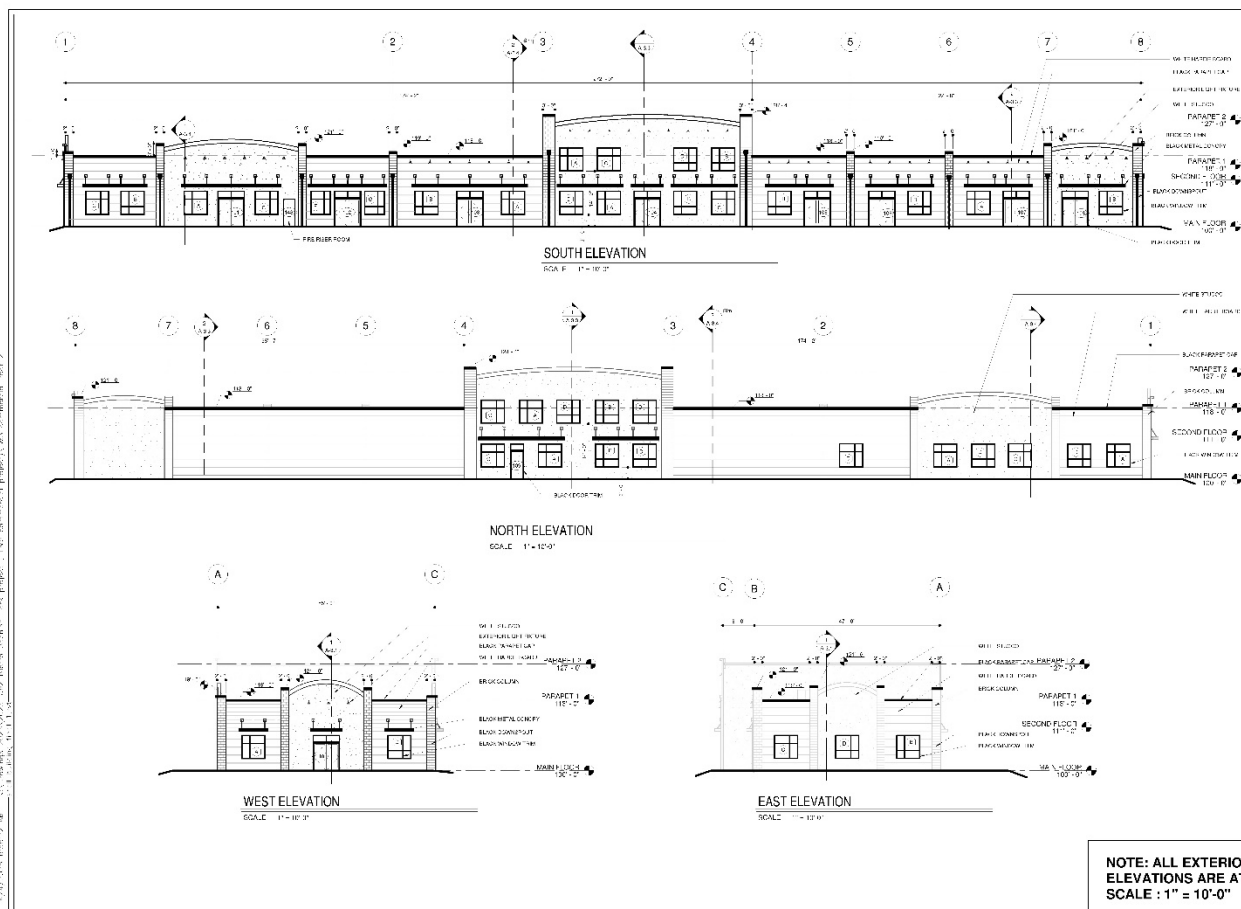
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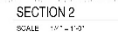
**ARCHITECTURAL COALITION**  
100 South Main Street, Suite 100, Spanish Fork, UT 84660  
801.225.1234

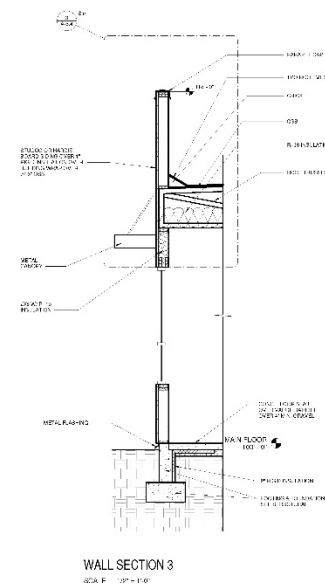
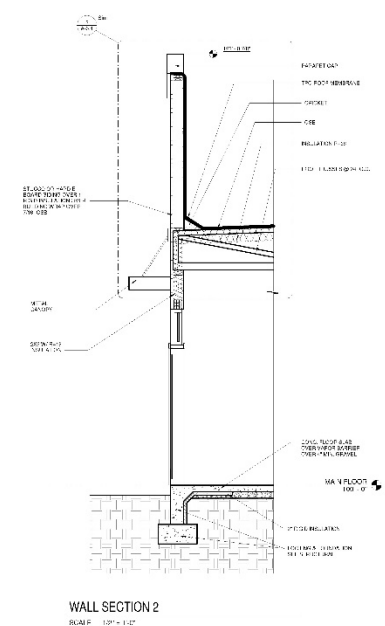
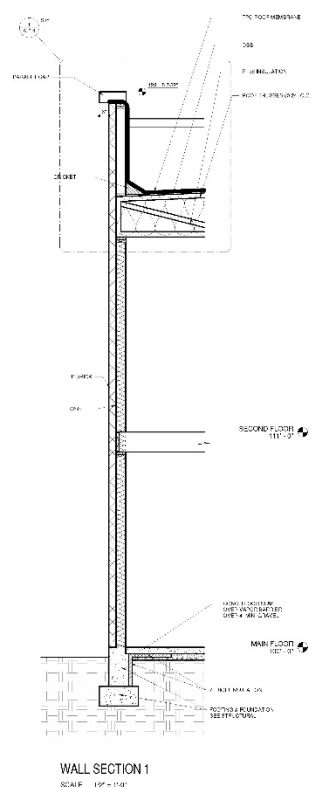
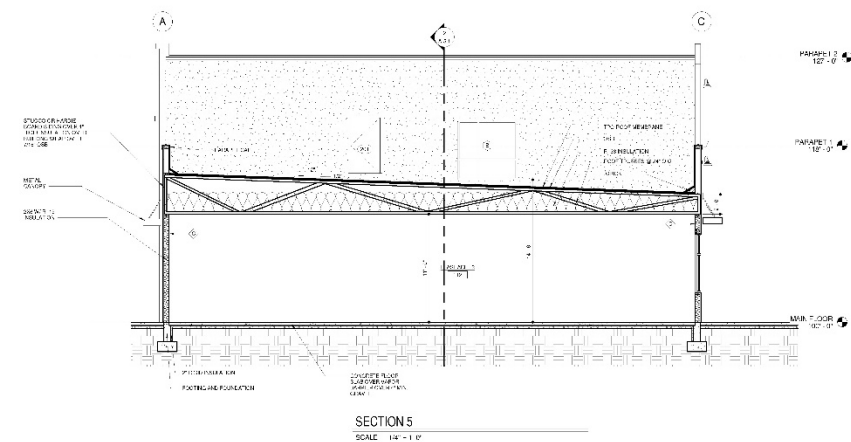
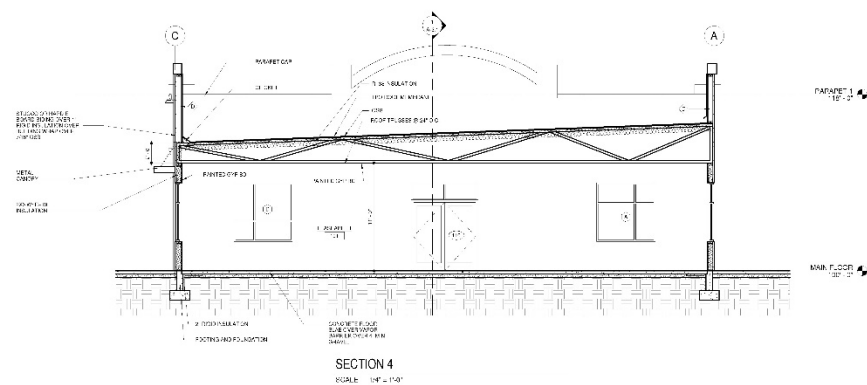
**PROJECT**  
L&S COMMERCIAL  
4141 SOUTH MAIN STREET, SPANISH FORK, UT 84660  
4141 SOUTH MAIN STREET, SPANISH FORK, UT 84660

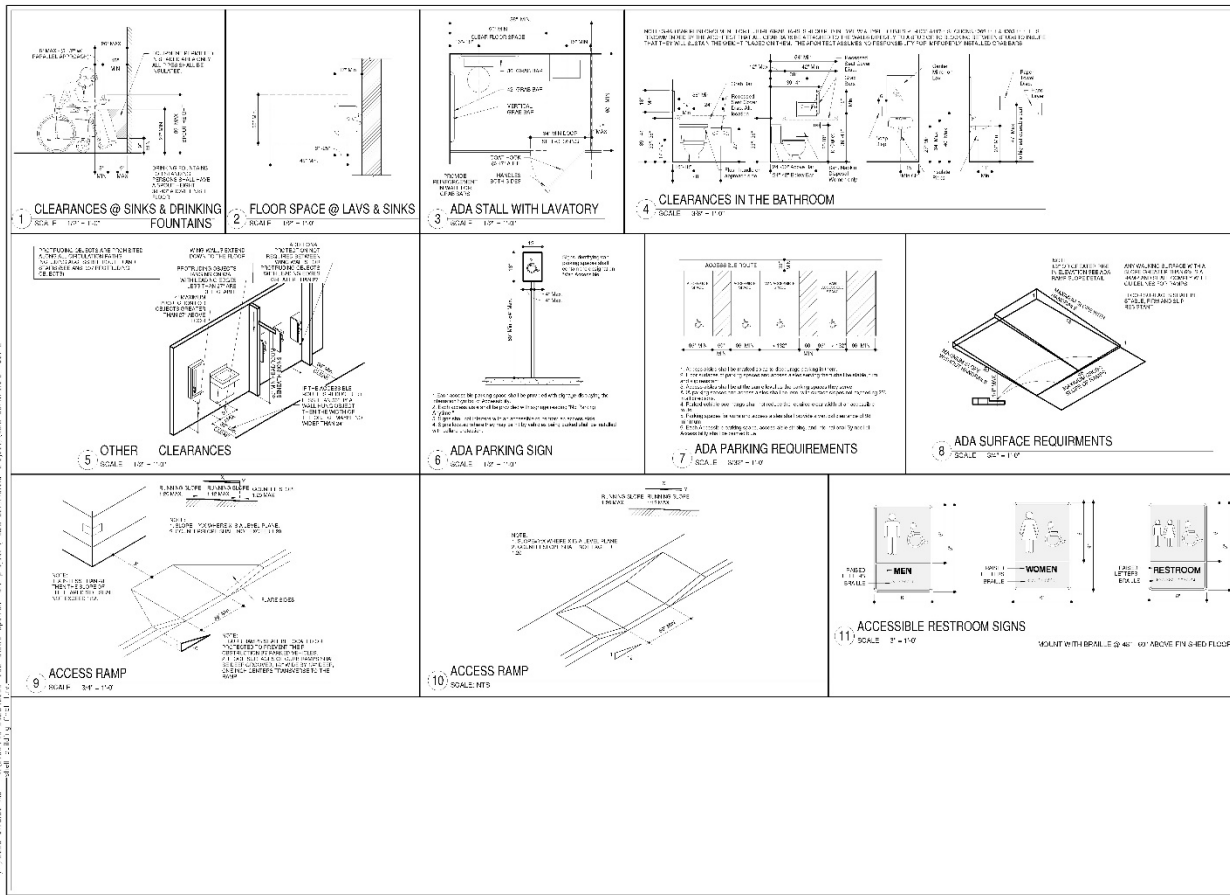
**SHEET NO.**  
A 1.5

**DATE**  
12/16/2025









REVISIONS

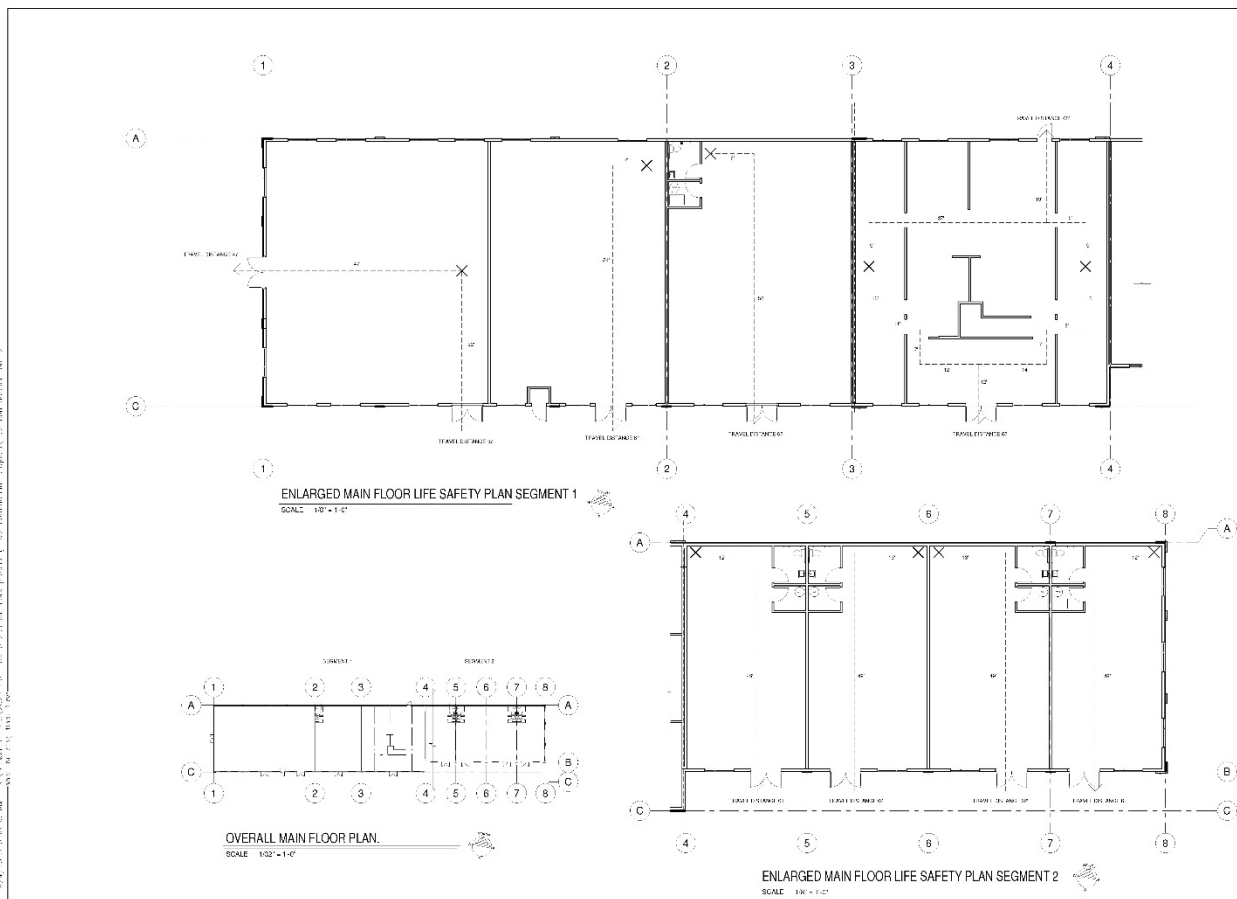
ARCHITECTURAL COALITION

PREPARED FOR: L&S COMMERCIAL

PROJECT: 1221 SOUTH MAIN STREET

SHEET NO. A-6.1a

DATE: 02/26/2025



REVISIONS

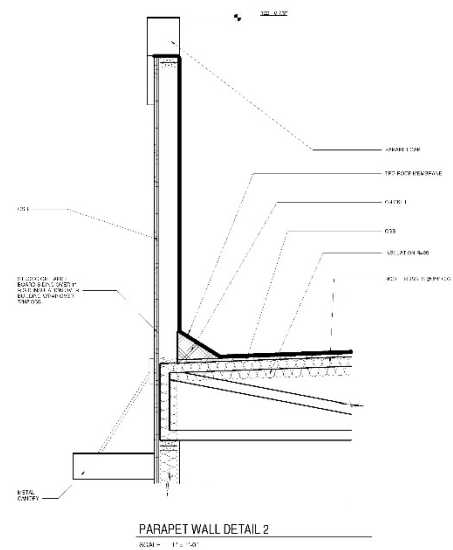
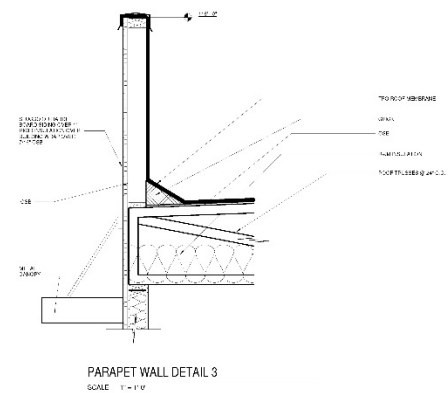
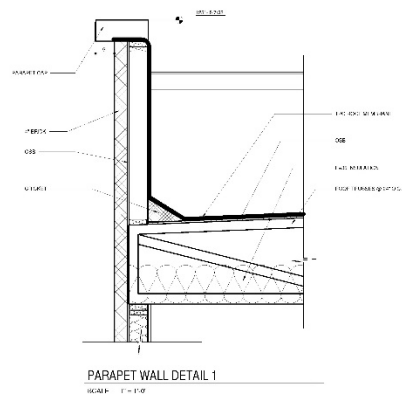
ARCHITECTURAL COALITION

PREPARED FOR: L&S COMMERCIAL

PROJECT: 1221 SOUTH MAIN STREET

SHEET NO. A-6.3

DATE: 02/26/2025





Canyon Creek Business Park Phase 3  
Site Plan  
1997 North Canyon Creek Parkway  
7.89 acres  
I-1 Light Industrial  
Business Park General Plan Designation



## PROPOSAL

The Applicant applied for Site Plan approval to construct two industrial buildings on the subject properties. This proposal is a continuation of the Capitol Properties developments. The proposal will have accesses from Canyon Creek Parkway and Market Place Drive. The proposal includes construction of buildings on Lots 1 and 2 of the Canyon Creek Business Park Subdivision. The northwest corner of the site will be improved for outdoor storage.

The plans for this proposal include Phases 3 and 5. It is the Applicant's intention to have both phases reviewed and approved together, with construction of phase 3 beginning immediately, and phase 5 beginning within the one year allowed time frame. Phase 3 is the building located on the corner.

Some of the key issues to consider are: landscaping, masonry walls, gates, improvements, utilities and building elevations.

## STAFF RECOMMENDATION

That the proposed Canyon Creek Business Park Phase 3 Site Plan be approved based on the following finding and subject to the following conditions:

### Finding

1. That the proposal conforms to the City's Zoning Map.

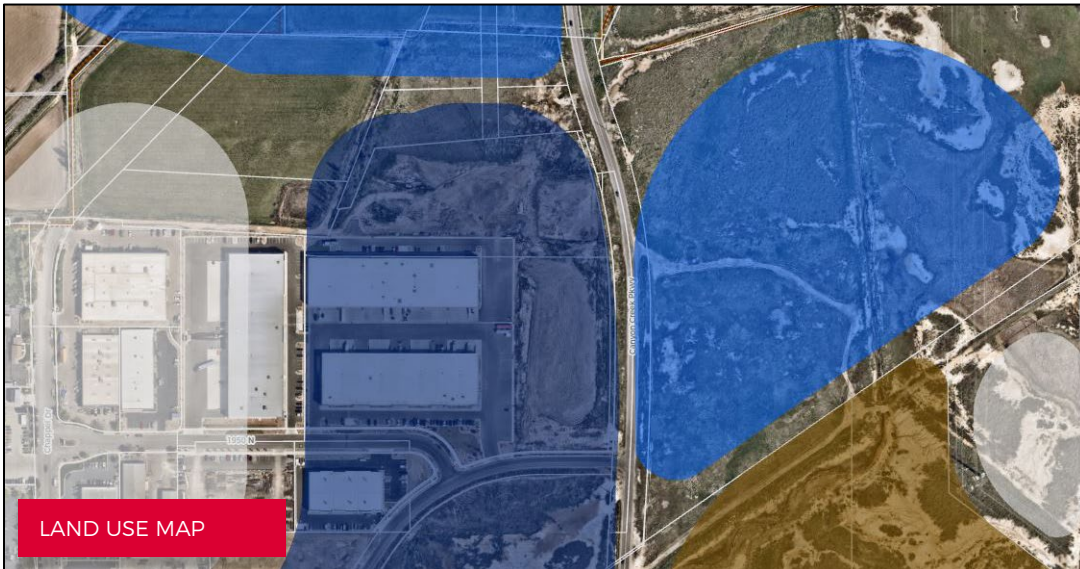
### Conditions

1. That the Applicant meets the City's development and construction standards and other applicable City ordinances.
2. That any remaining redlines are addressed prior to a building permit being issued.

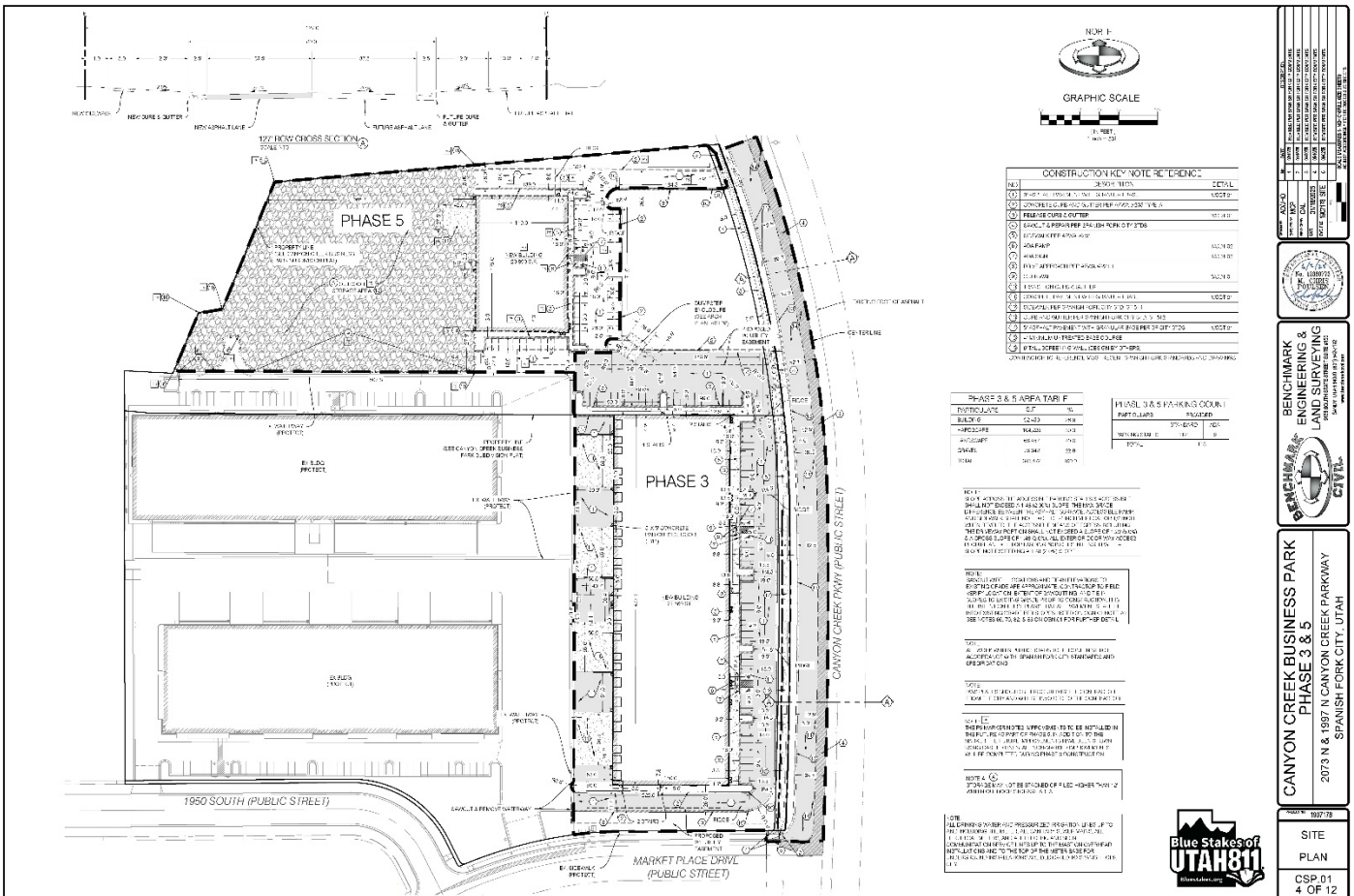
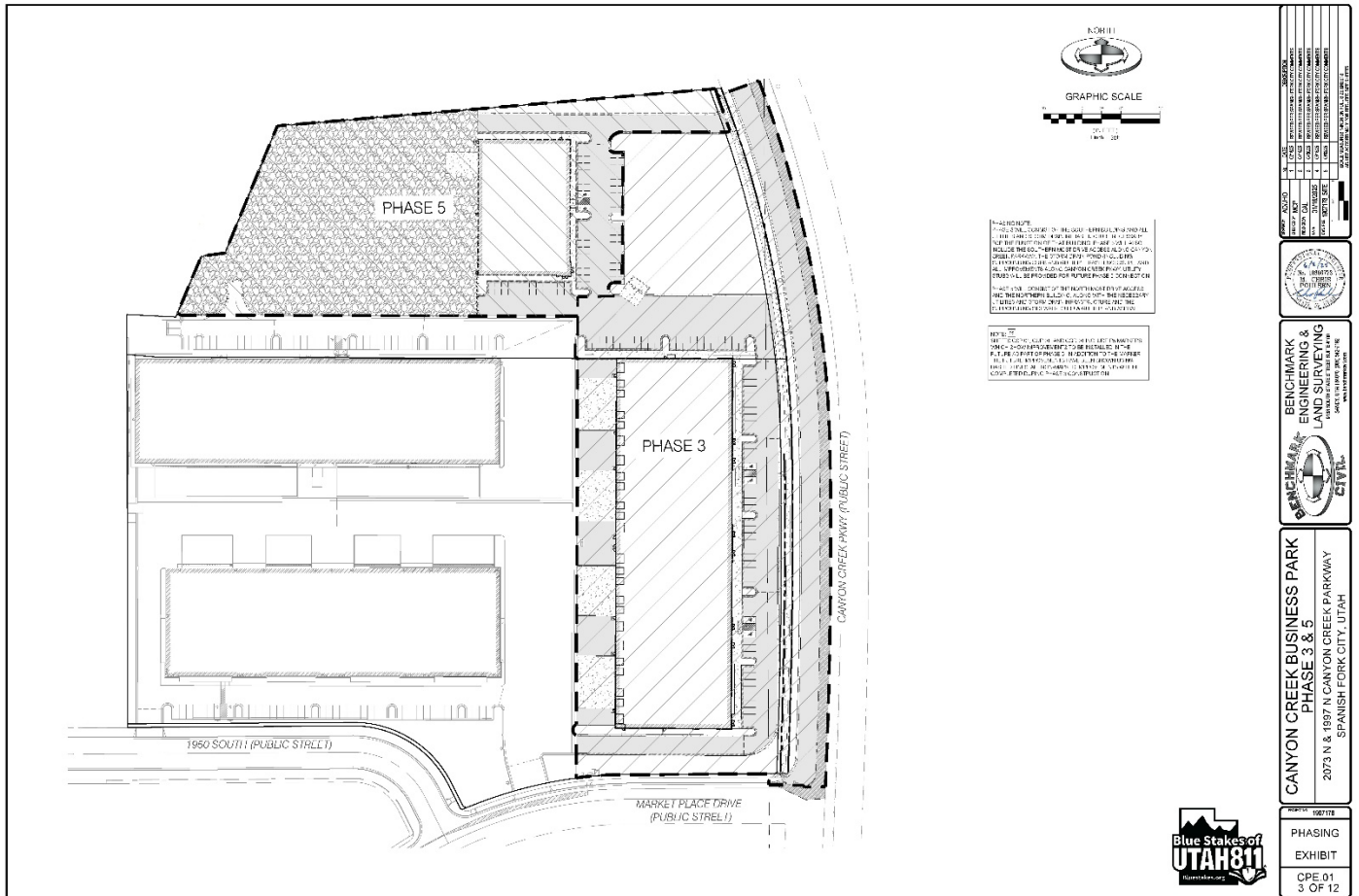
## EXHIBITS

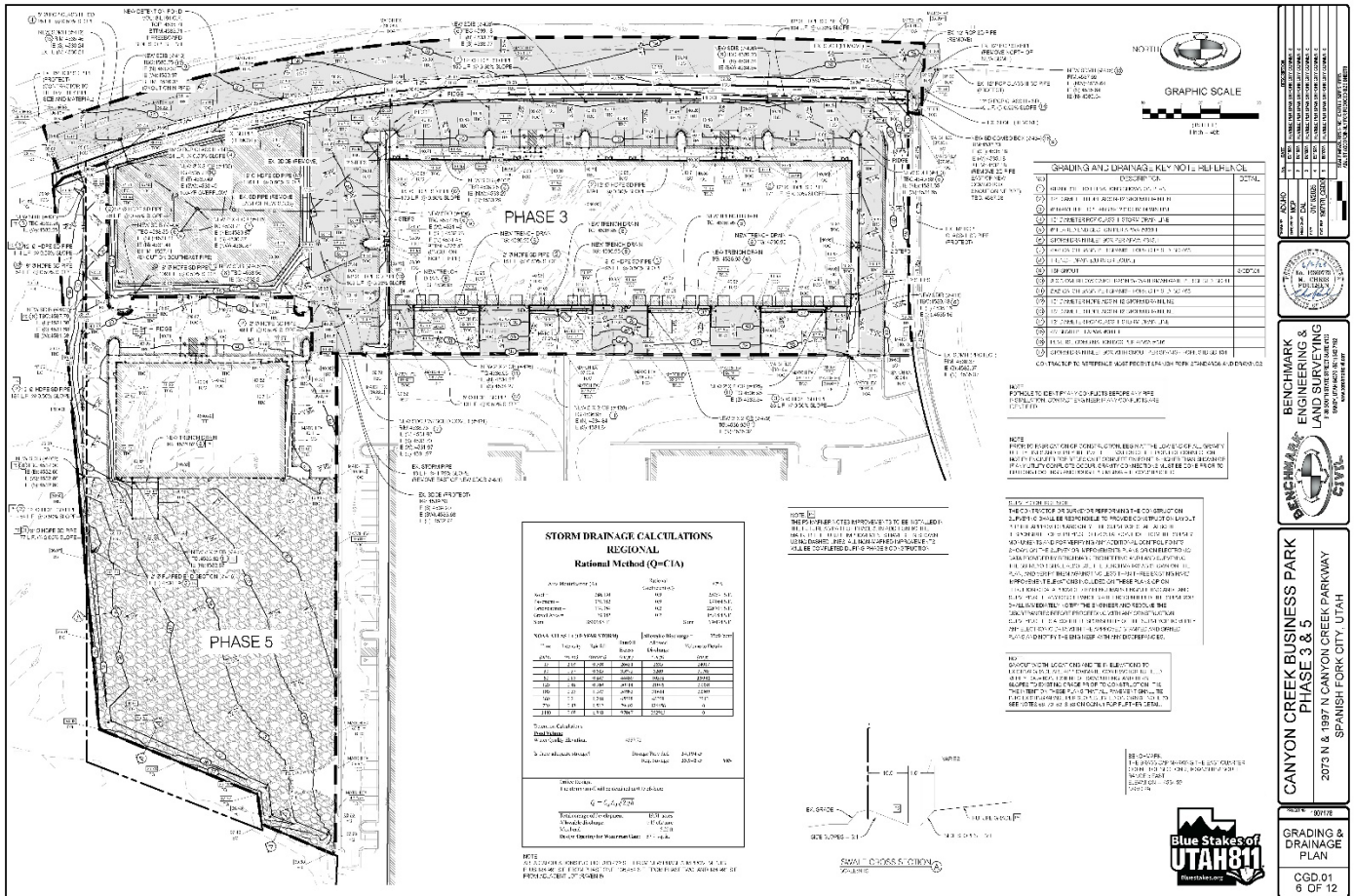
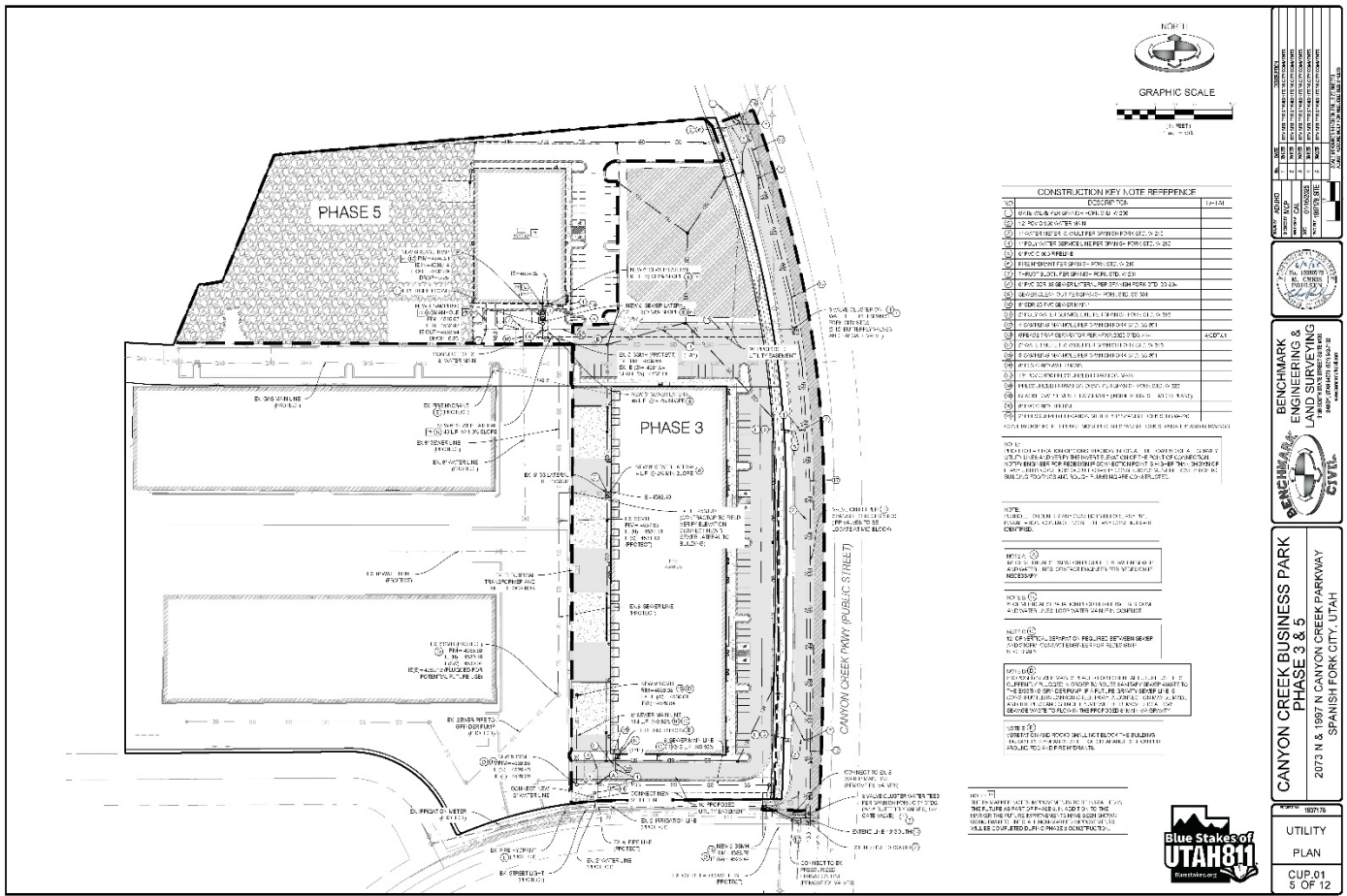
1. Area Maps
2. Site Plan
3. Landscape Plan
4. Building Elevations

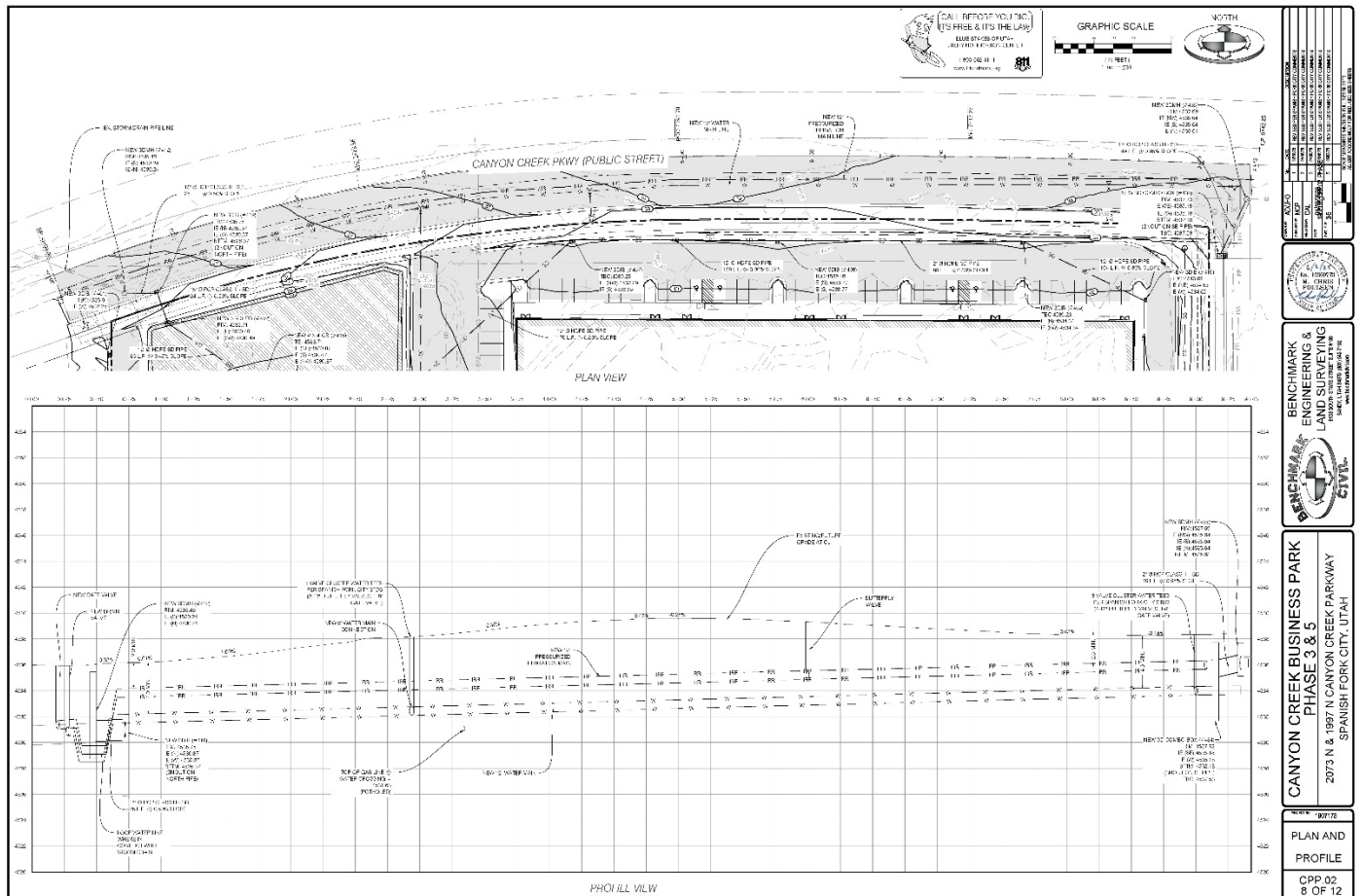
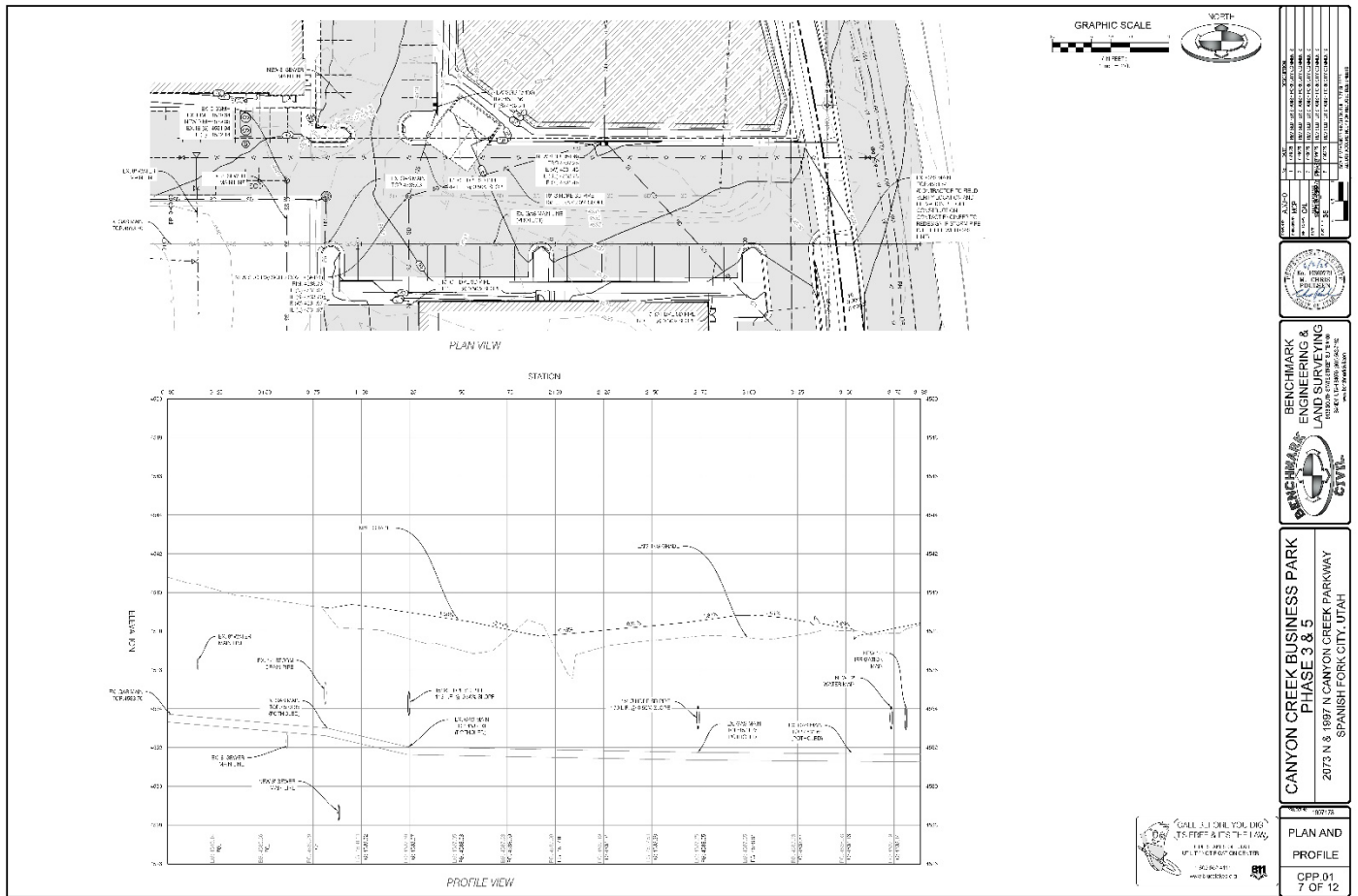
## EXHIBIT 1

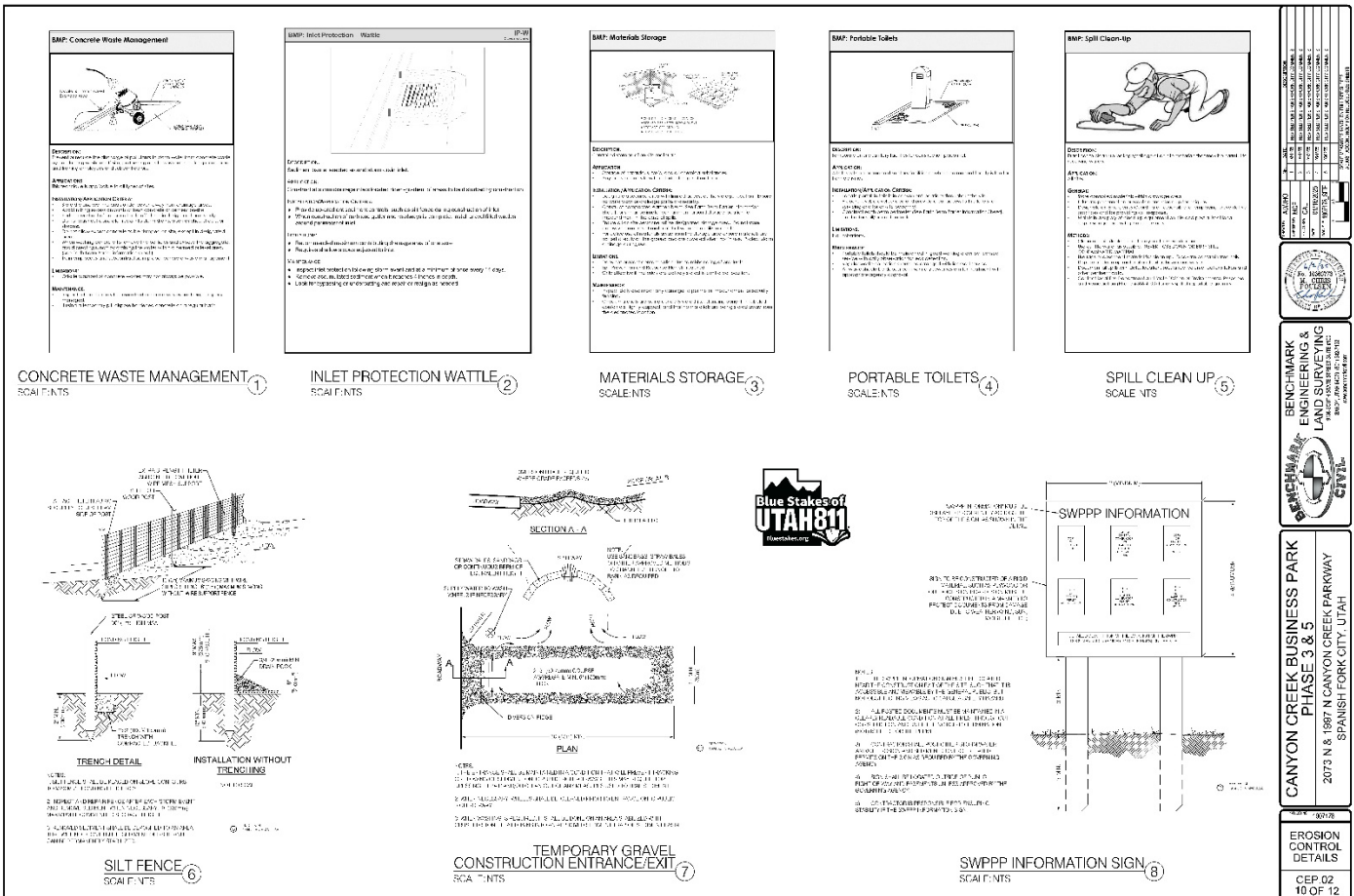
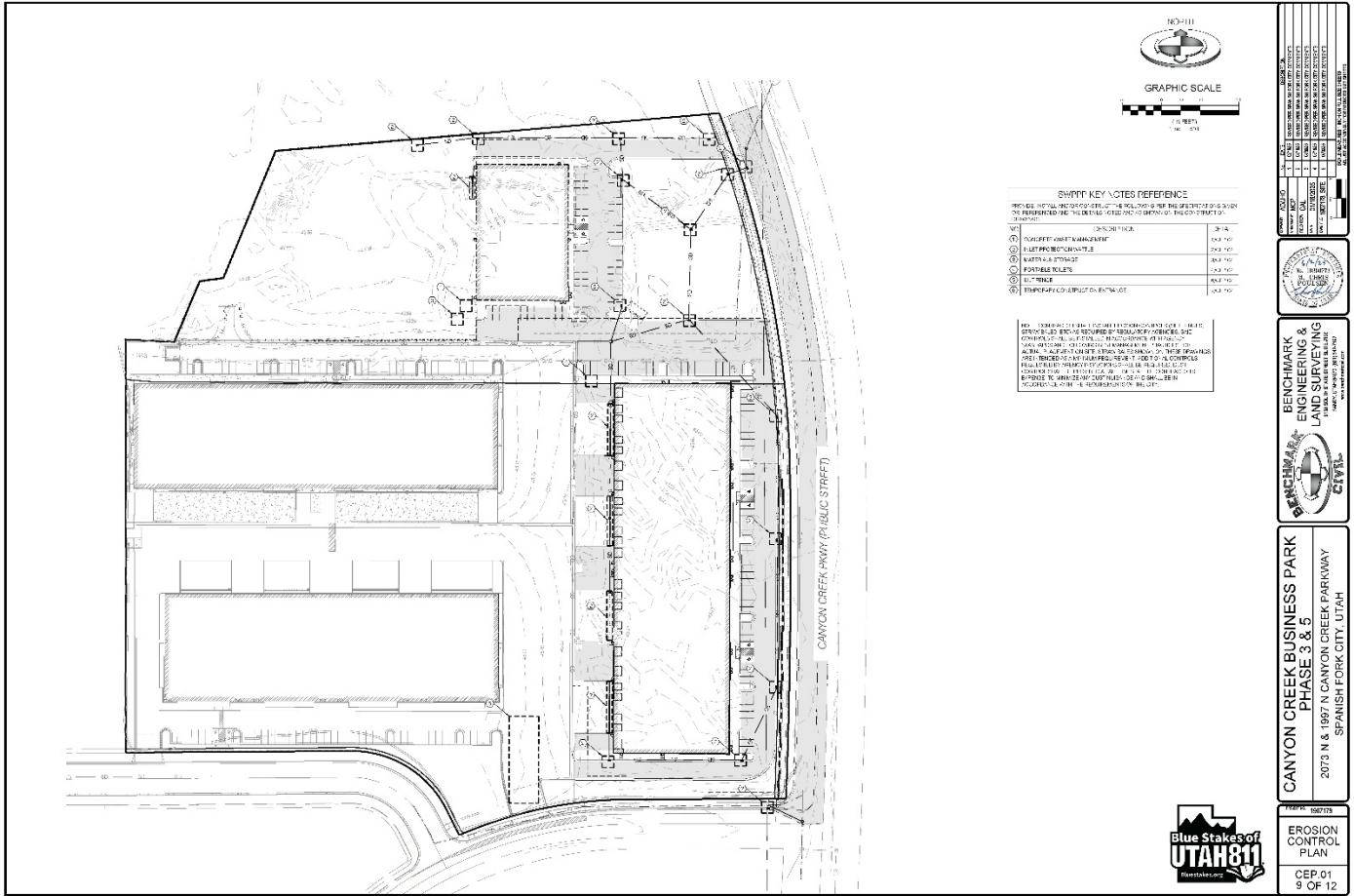


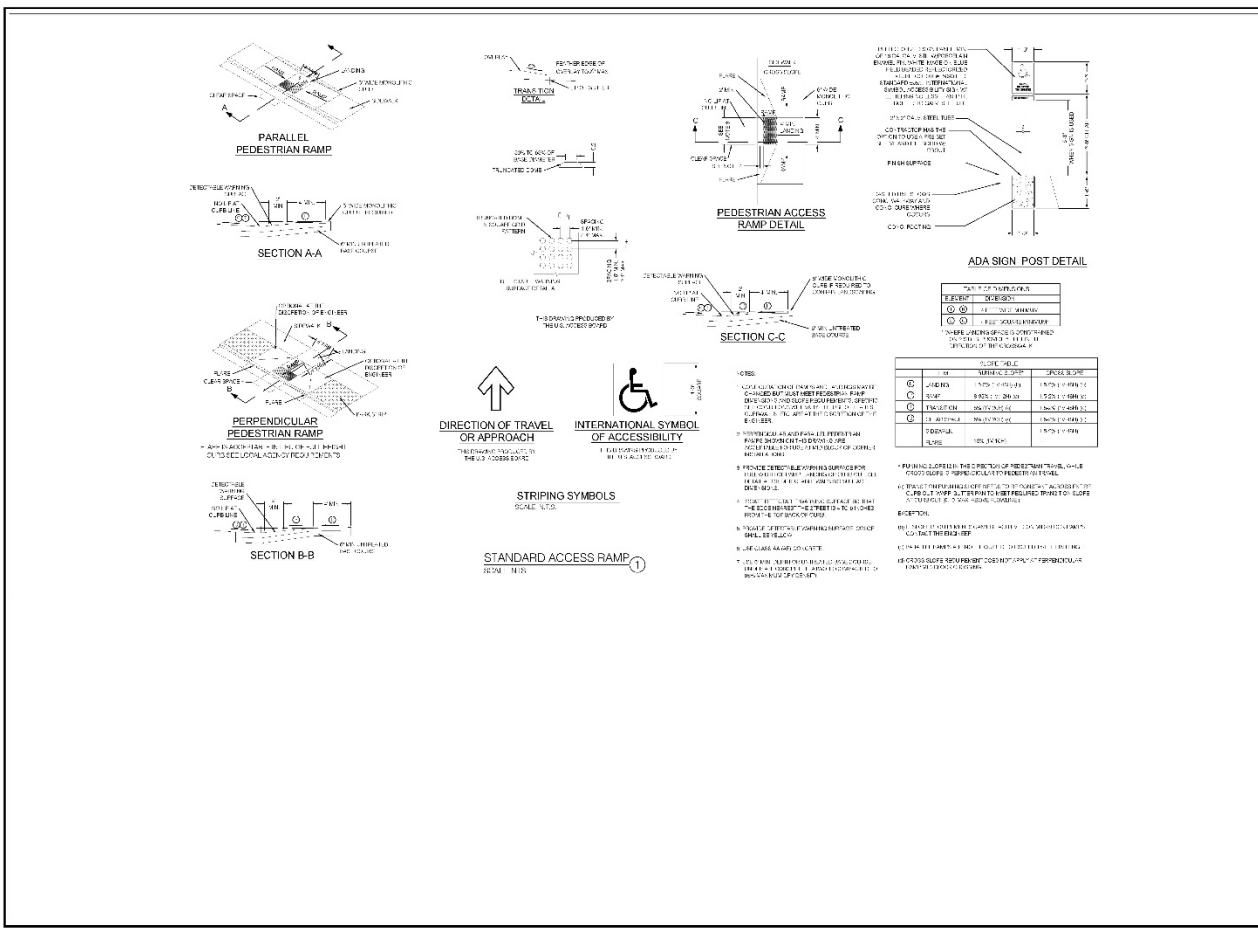
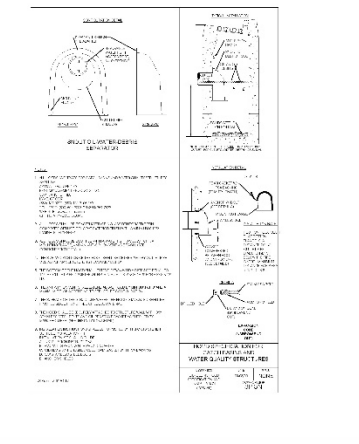
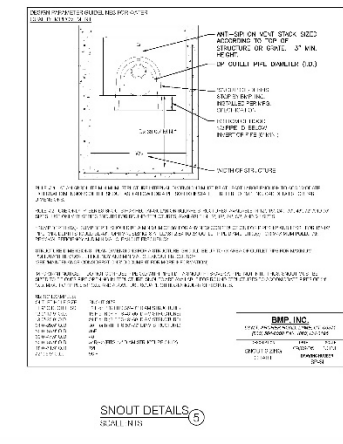
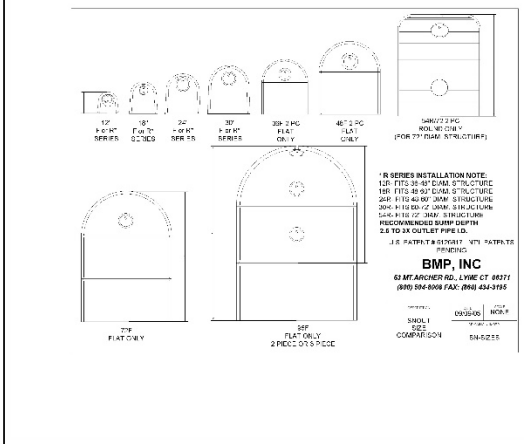
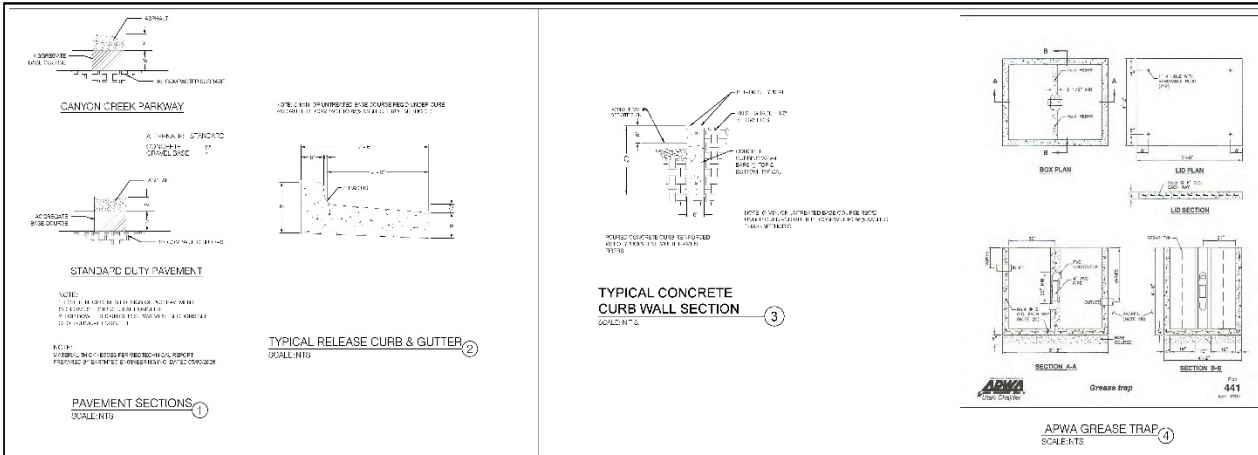
## Page 3









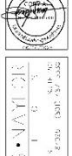
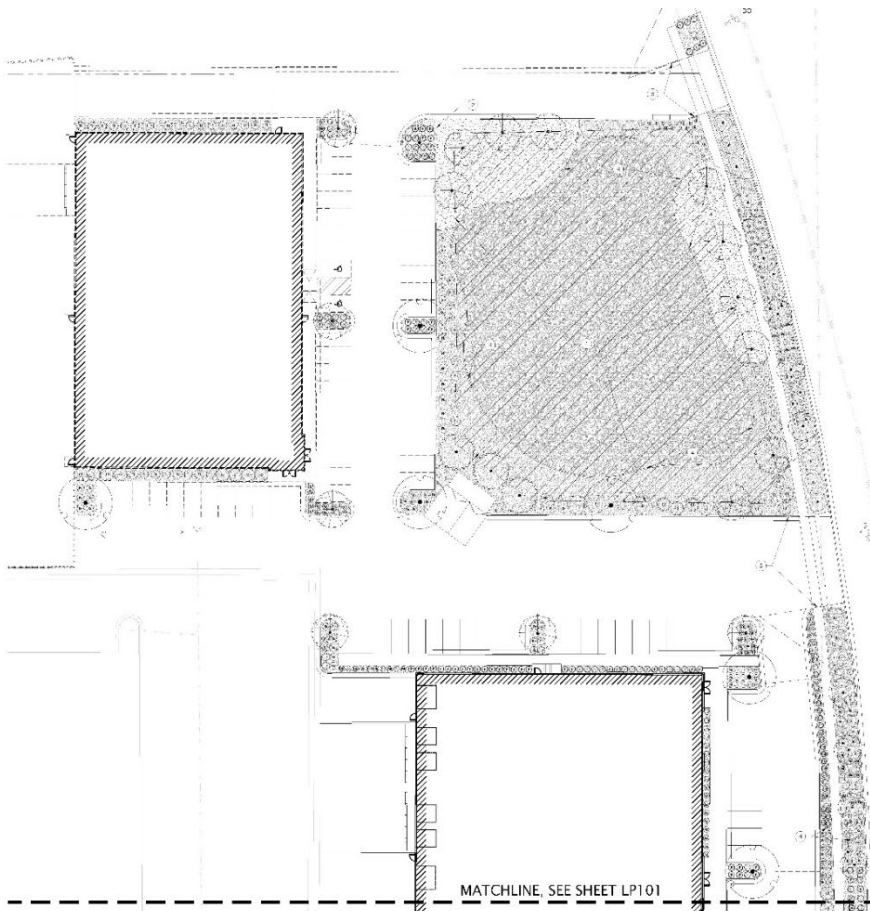
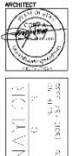
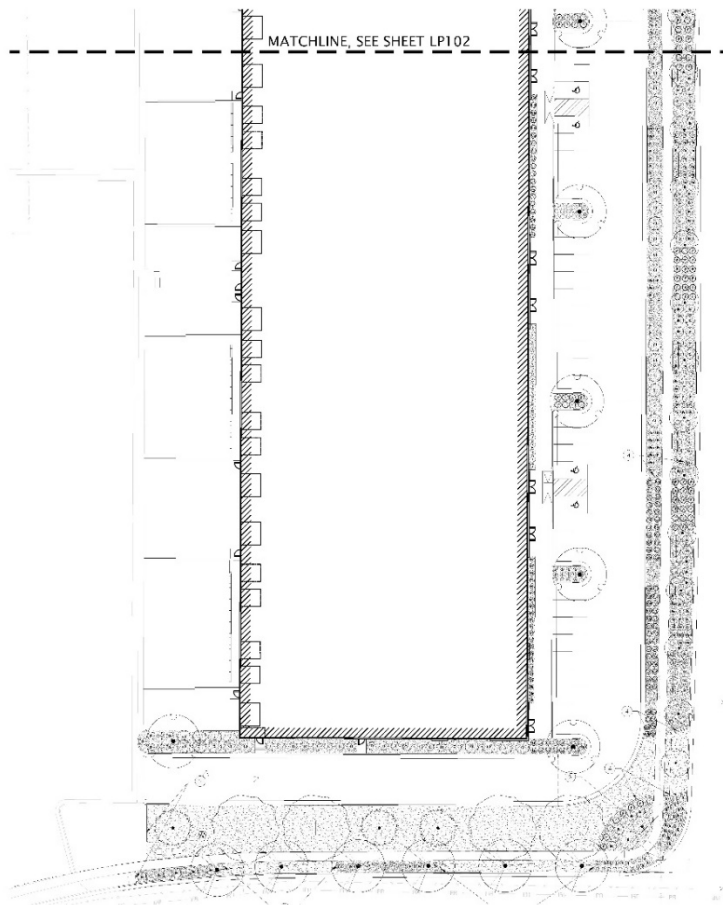


**BENCHMARK ENGINEERING & LAND SURVEYING**  
 1977 N. CANYON CREEK PARKWAY  
 SPANISH FORK, UT 84660

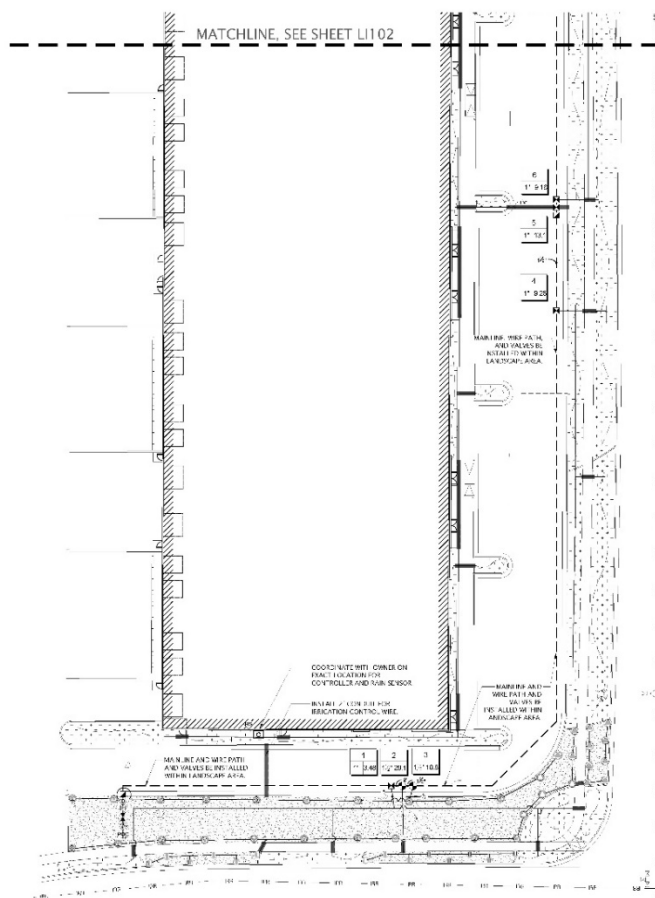
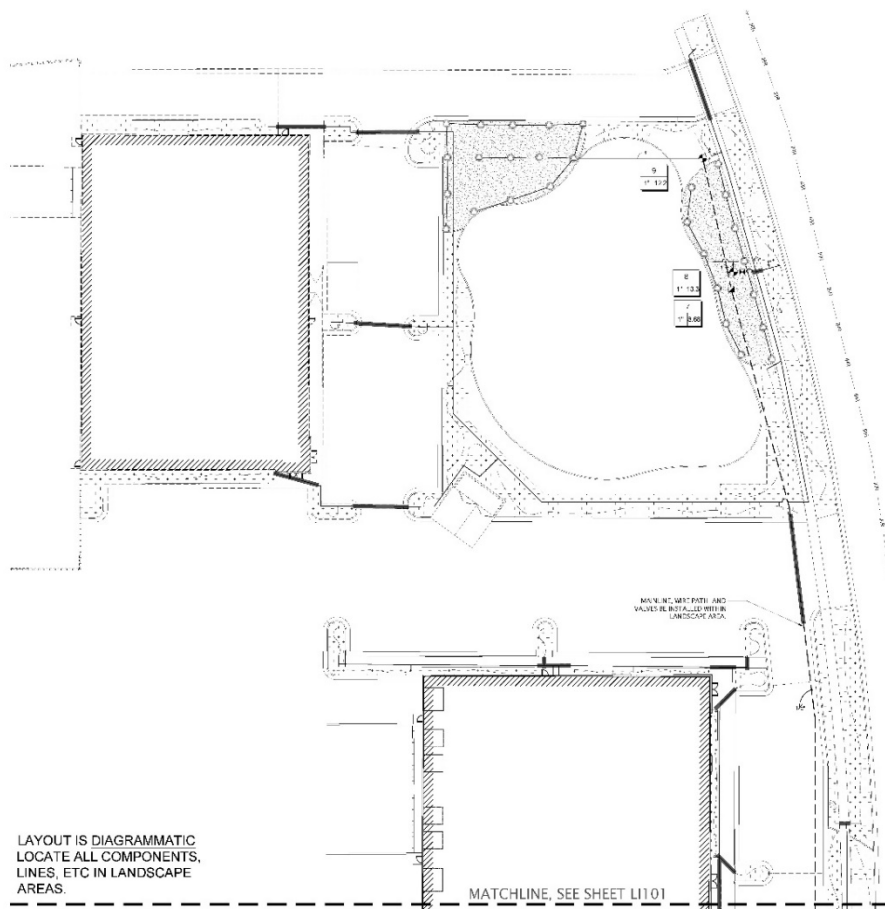
**CANYON CREEK BUSINESS PARK PHASE 3 & 5**  
 2073 N & 1997 N CANYON CREEK PARKWAY  
 SPANISH FORK CITY, UTAH

**DETAIL SHEET**  
 CDT.01  
 11 OF 12

# EXHIBIT 3

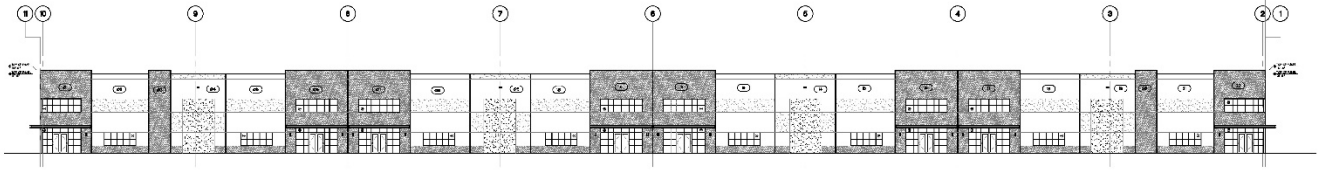


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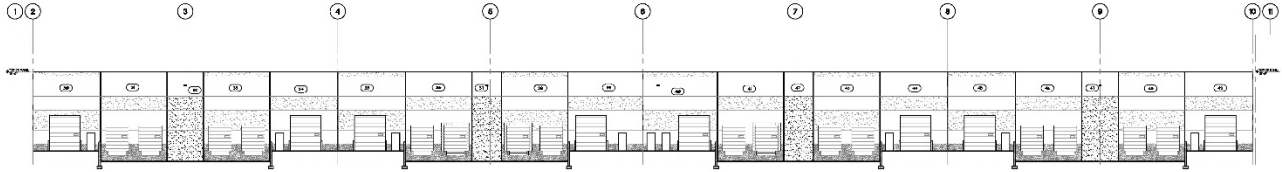
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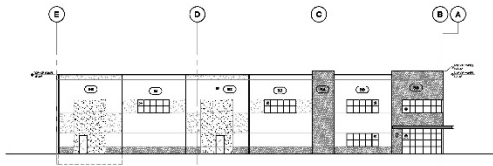
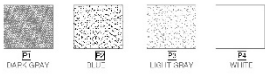
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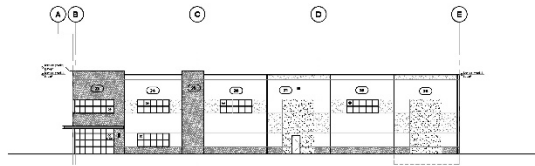
1  
10' 0" 1/4" = 1' 0" EXTERIOR ELEVATION



2  
10' 0" 1/4" = 1' 0" EXTERIOR ELEVATION



3  
10' 0" 1/4" = 1' 0" EXTERIOR ELEVATION



4  
10' 0" 1/4" = 1' 0" EXTERIOR ELEVATION

PROJECT NUMBER  
24-34

PROJECT NAME  
CANYON CREEK BUSINESS PARK  
PHASE 5 - PARKING, OFFICE BUILDING  
SPANISH FORK, UT 84660  
OWNER: SPANISH FORK CITY, UT  
ARCHITECT: NICHOLS + NAYLOR  
ARCHITECTS  
1000 SOUTH MAIN STREET, SUITE 100  
SPANISH FORK, UT 84660  
PHONE: (435) 467-1234  
FAX: (435) 467-1235  
WWW.NICHOLSNAYLOR.COM

DATE: JANUARY 9, 2025

SCALE: 1/4" = 1' 0"

A2.0



BBRE LLC Building  
Site Plan  
835 North 700 East  
0.18 acres  
C-2 Zone  
Commercial General Plan  
Designation



## PROPOSAL

The Applicant has requested Site Plan approval for the redevelopment of a residential home into a professional office. This redevelopment involves the construction of 8 angled parking stalls along 700 East (1 of which ADA), an ADA ramp, additional landscaping along the front of the property and some improvements to the interior of the building in order for it to operate as an office.

To accommodate the parking stalls, the sidewalk is proposed to be realigned through the property. The Applicant has worked with Travis Warren to record an easement for public access.

The landscaping plans submitted with this application showed landscaping only for the front of the property, under the assumption that the rear landscaping will remain as it currently exists. Staff is counting this rear landscaping toward the required landscaping percentage for the site. However, it appears that the north end of the property has limited landscaping and does not meet the required 50% living plant material at maturity, excluding tree canopies.

Some of the key issues to consider are: landscaping, parking and building improvements.

## STAFF RECOMMENDATION

That the proposed BBRE LLC Building Site Plan be approved based on the following finding and subject to the following conditions:

### Finding

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

### Conditions

1. That the Applicant meets the City's development and construction standards and other applicable City ordinances.
2. That any remaining redlines are addressed prior to a building permit being issued.

## EXHIBITS

1. Area Maps
2. Civil Plans
3. Landscaping Plans

## EXHIBIT 1

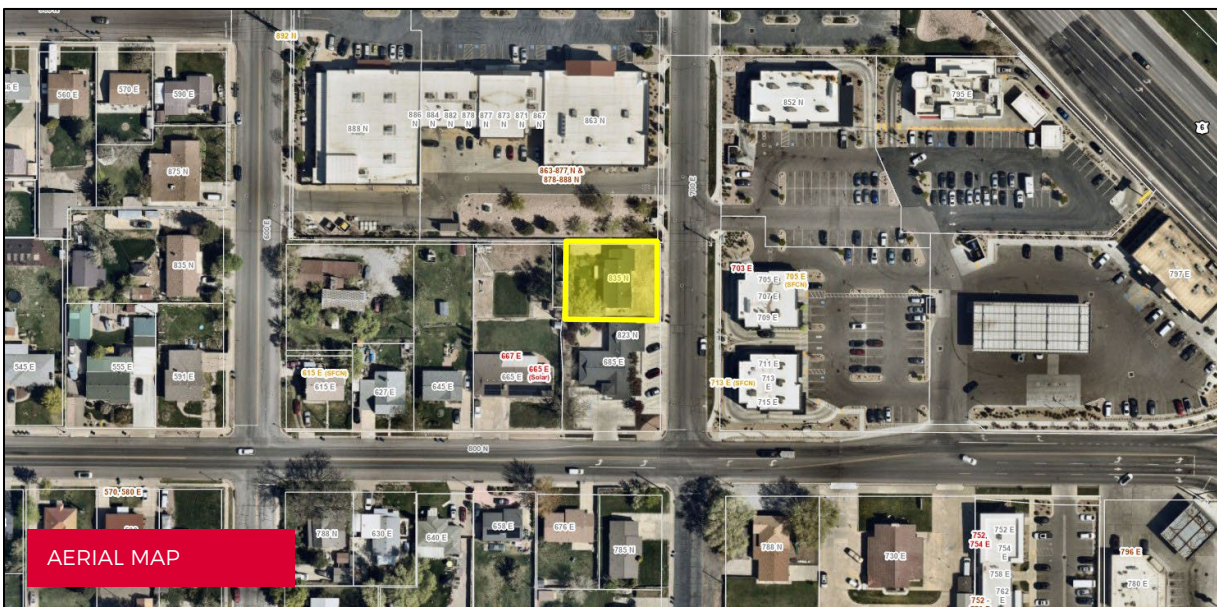
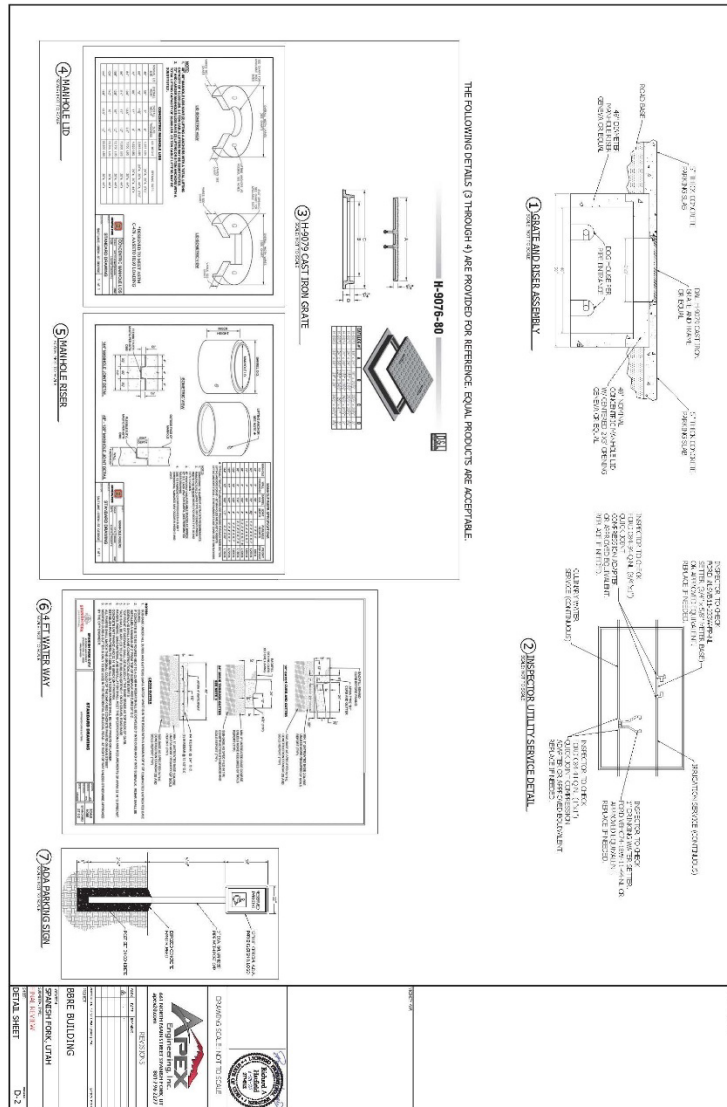
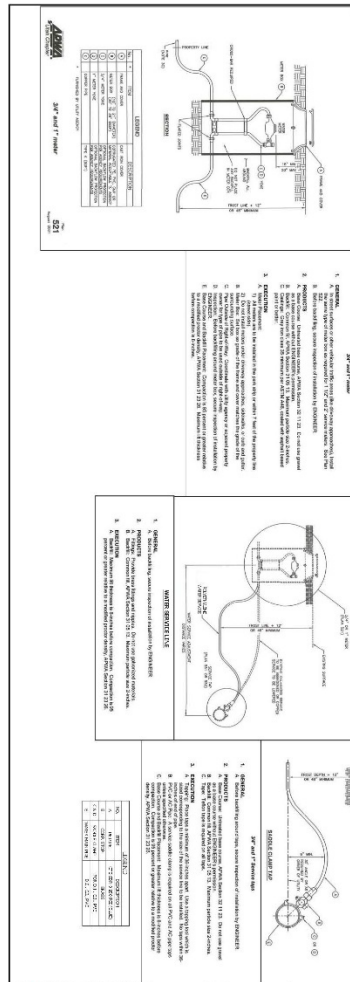
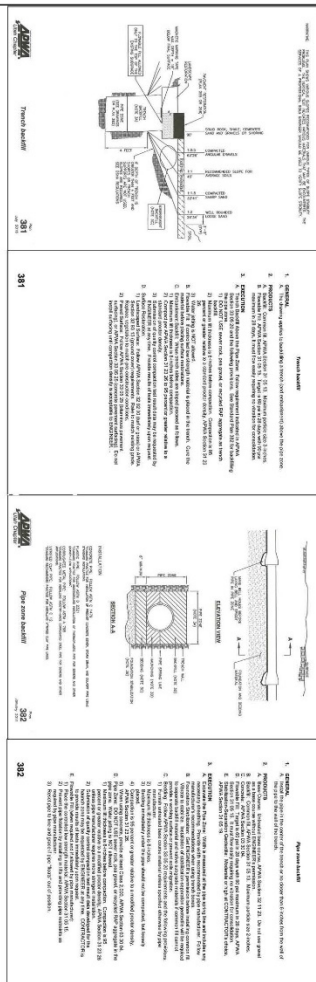


EXHIBIT 2







# **SITE PLAN - BBRE LLC BUILDING** 835 NORTH 700 EAST SPANISH FORK, UTAH



VICINITY MAP

**SHEET INDEX**  
C-0 COVER SHEET / INTRODUCTION  
C-1 SITE PLAN / LAYOUT  
C-2 SITE PLAN / LAYOUT  
C-3 SITE PLAN / LAYOUT

## **SITE TABULATIONS**

ITEM	QUANTITY
1. TOTAL AREA	2,000 S.F.
2. TOTAL AREA	2,000 S.F.
3. TOTAL AREA	2,000 S.F.
4. TOTAL AREA	2,000 S.F.
5. TOTAL AREA	2,000 S.F.
6. TOTAL AREA	2,000 S.F.
7. TOTAL AREA	2,000 S.F.
8. TOTAL AREA	2,000 S.F.
9. TOTAL AREA	2,000 S.F.
10. TOTAL AREA	2,000 S.F.

DEVELOPER: BBRE LLC  
DESIGNER: APE ENGINEERING, INC.  
PROJECT: BBRE BUILDING, INC.  
ADDRESS: 835 NORTH 700 EAST  
CITY: SPANISH FORK, UTAH



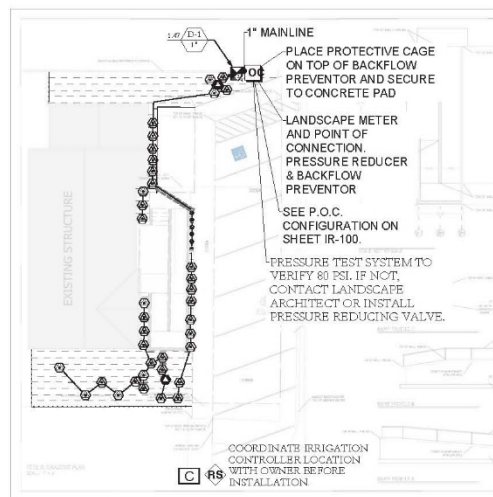
SITE LAYOUT

**BBRE BUILDING**  
**SPANISH FORK, UTAH**  
**COVER / SITE PLAN**  
**C-0**



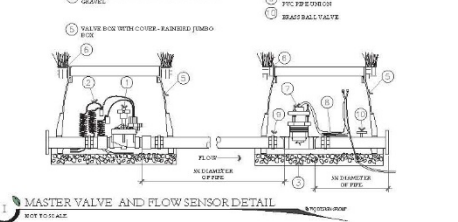
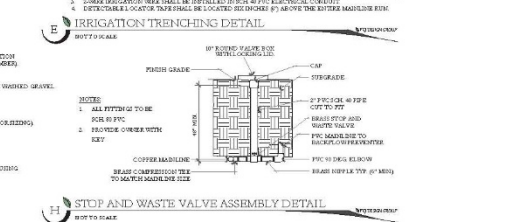
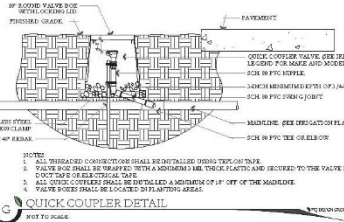
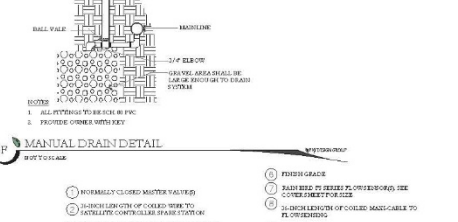
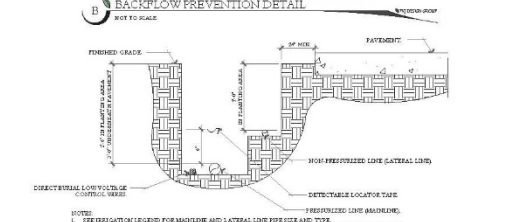
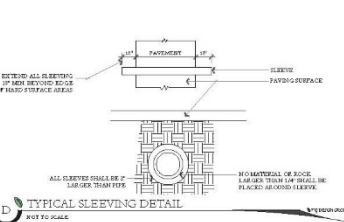
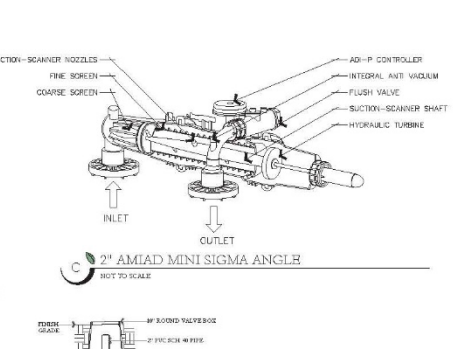
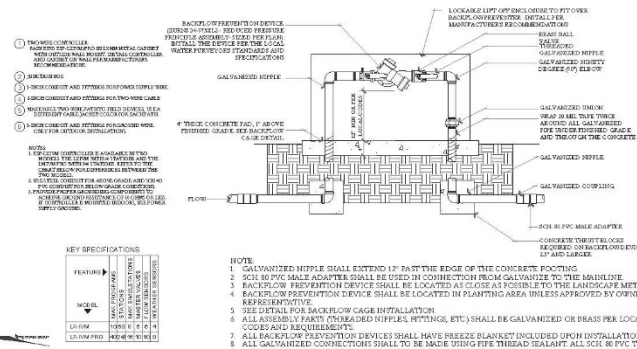
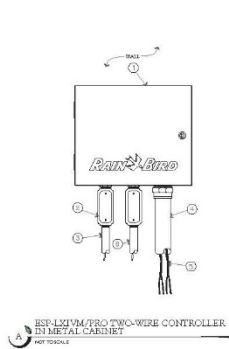




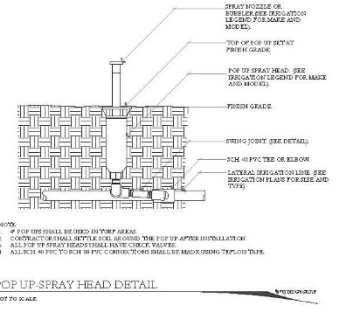
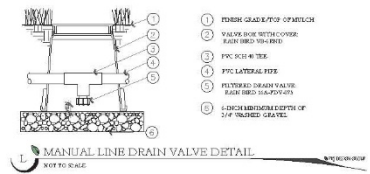
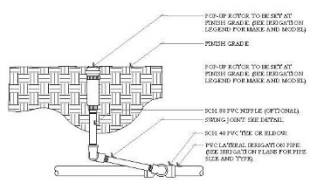
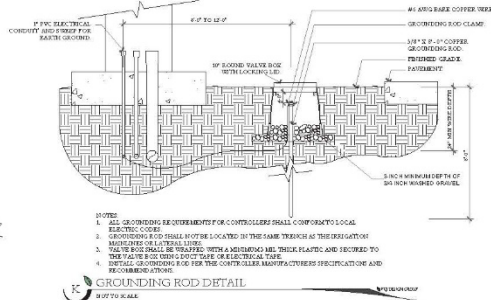
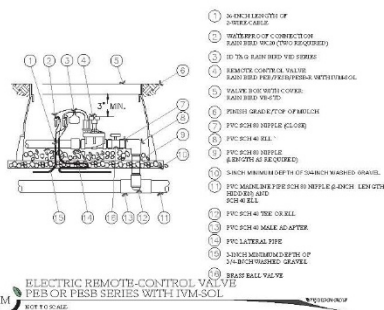
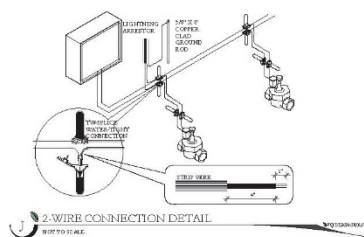
[illegible]

DATE: 5/21/2025		PROJECT NUMBER: UT25092		PROJECT LOCATION: 835 N. 700 E. SPANISH FORK, UT 84403		CLIENT/OWNER/PROPERTY OWNER: MICV REALTY		LAND SURVEYOR: PKJ DESIGN GROUP		LICENSE STATE: UTAH		SURVEYOR: JTA CHECKER: ACP REVIEWER: JBA DATE: 05/20/2025	
NO. 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100 101 102 103 104 105 106 107 108 109 110 111 112 113 114 115 116 117 118 119 120 121 122 123 124 125 126 127 128 129 130 131 132 133 134 135 136 137 138 139 140 141 142 143 144 145 146 147 148 149 150 151 152 153 154 155 156 157 158 159 160 161 162 163 164 165 166 167 168 169 170 171 172 173 174 175 176 177 178 179 180 181 182 183 184 185 186 187 188 189 190 191 192 193 194 195 196 197 198 199 200 201 202 203 204 205 206 207 208 209 210 211 212 213 214 215 216 217 218 219 220 221 222 223 224 225 226 227 228 229 230 231 232 233 234 235 236 237 238 239 240 241 242 243 244 245 246 247 248 249 250 251 252 253 254 255 256 257 258 259 260 261 262 263 264 265 266 267 268 269 270 271 272 273 274 275 276 277 278 279 280 281 282 283 284 285 286 287 288 289 290 291 292 293 294 295 296 297 298 299 300 301 302 303 304 305 306 307 308 309 310 311 312 313 314 315 316 317 318 319 320 321 322 323 324 325 326 327 328 329 330 331 332 333 334 335 336 337 338 339 340 341 342 343 344 345 346 347 348 349 350 351 352 353 354 355 356 357 358 359 360 361 362 363 364 365 366 367 368 369 370 371 372 373 374 375 376 377 378 379 380 381 382 383 384 385 386 387 388 389 390 391 392 393 394 395 396 397 398 399 400 401 402 403 404 405 406 407 408 409 410 411 412 413 414 415 416 417 418 419 420 421 422 423 424 425 426 427 428 429 430 431 432 433 434 435 436 437 438 439 440 441 442 443 444 445 446 447 448 449 450 451 452 453 454 455 456 457 458 459 460 461 462 463 464 465 466 467 468 469 470 471 472 473 474 475 476 477 478 479 480 481 482 483 484 485 486 487 488 489 490 491 492 493 494 495 496													





SUBDATE 5/21/2025 PROJECT NUMBER UT25092 PROJECT DESCRIPTION 835 N. 700 E. SPANISH FORK, UTAH NO. 1 NO. 2 NO. 3 NO. 4	PROJECT NUMBER UT25092 PROJECT DESCRIPTION 835 N. 700 E. SPANISH FORK, UTAH NO. 1 NO. 2 NO. 3 NO. 4	PROJECT DESCRIPTION 835 N. 700 E. SPANISH FORK, UTAH NO. 1 NO. 2 NO. 3 NO. 4	SUBDATE 5/21/2025 PROJECT NUMBER UT25092 PROJECT DESCRIPTION 835 N. 700 E. SPANISH FORK, UTAH NO. 1 NO. 2 NO. 3 NO. 4	SUBDATE 5/21/2025 PROJECT NUMBER UT25092 PROJECT DESCRIPTION 835 N. 700 E. SPANISH FORK, UTAH NO. 1 NO. 2 NO. 3 NO. 4	SUBDATE 5/21/2025 PROJECT NUMBER UT25092 PROJECT DESCRIPTION 835 N. 700 E. SPANISH FORK, UTAH NO. 1 NO. 2 NO. 3 NO. 4
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DATE	PROJECT NUMBER	CLIENT INFORMATION	PROJECT INFORMATION	DESIGNER / PROPERTY OWNER / CLIENT	ENGINEER / REGISTERED PLANNING	LICENSE STATE	PROJECT INFO
5/21/2025	UT25092	THIS PROJECT WAS DESIGNED BY AN ENGINEER ON 5/21/2025 AND IS NOT TO BE USED FOR ANY OTHER PROJECT.	835 N. 700 E. SPANISH FORK, UTAH	MCV REALTY ATT: MARK VON RUPPERFELD 843-223-1874 MCVREALTYM@gmail.com	PKJ DESIGN GROUP 3450 N. TRINITY BLVD SUITE 102 LEHI, UTAH 84043 (801) 885-2217 www.pkjdesigngroup.com	UTAH	JTA ACP VBA SOLUTIONS
NO. REVISED	DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION	
1	2025	25/05/25	25/05/25	25/05/25	25/05/25	25/05/25	
2							
3							
4							

