



**Wednesday, August 27, 2025
Development Review Committee**

DEVELOPMENT REVIEW COMMITTEE AGENDA

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

1. Approval of Minutes

A. August 20, 2025.

2. Final Plat

A. CONDOR HEIGHTS SUBDIVISION. This proposal involves the approval of a Final Plat for five single-family residential lots located at 713 South 3400 East.

3. Site Plan

A. TUFFLI COMPANY, INC. This proposal involves the development of an industrial building located at 3652 North 1150 West.

4. Annexation

A. RAY ALLEN SWENSON ANNEXATION. This proposal involves annexing 64.42 acres into the city with an R-R zoning designation. The subject property is located at approximately 1730 West SR-77.

5. Title 15 Amendment

A. TITLE 15 DETACHED ACCESSORY STRUCTURES. This proposal involves a request to amend the city's code to allow for detached accessory structures located on parcels larger than one acre to exceed 1,000 square feet in size.

6. Concept Review

A. MODERA WEST TOWNHOMES CONCEPT.

7. Adjourn

Draft Minutes
Spanish Fork City Development Review Committee
80 South Main Street
Spanish Fork, Utah
August 20, 2025

Staff Members Present: Seth Perrins, City Manager; Dave Anderson, Community Development Director; Brandon Snyder, Senior Planner; David Mann, Senior Planner; Kasey Woodard, Community Development Secretary; Ian Bunker, Associate Planner; Vaughn Pickell, City Attorney; Joshua Nielsen, Assistant City Attorney; John Little, Chief Building Official; Byron Haslam, Assistant City Engineer; Josh Wagstaff, Assistant City Engineer; Marcie Clark, Engineering Department Secretary; Kevin Taylor, Senior Power Utility Planner; Jake Theurer, Power and Light Superintendent; Bart Morrill, Parks Maintenance Supervisor; Bryton Shepherd, Landscape Architect.

Citizens Present: Yan-Ha Ng, Guil Rand, Chad Hall, Bruce Hall, Brad Mabey.

Dave Anderson called the meeting to order at 10:05 a.m.

MINUTES

August 13, 2025

Seth Perrins moved to approve the minutes of August 13, 2025.

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

FINAL PLAT

CONDOR HEIGHTS SUBDIVISION

Per the Applicant's request, this item has been continued until a later date when the Applicant can be present for the meeting.

Dave Anderson **moved** to continue the proposed Condor Heights Subdivision Final Plat.

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

ZONE CHANGE

MABEY OFFICE BUILDING DEVELOPMENT ENHANCEMENT OVERLAY

David Mann began his presentation by noting that the project had previously been continued to allow the applicant additional time to address outstanding landscaping and utility concerns. He explained that the applicant has submitted updated plans, highlighting the revised landscaping plan which includes the addition of shrubs. He stated that the architectural design of the building is compatible with the neighboring development to the west and that all previous concerns appear to have been sufficiently addressed. He concluded that the updated design meets the requirements for the Development Enhancement Overlay and adequately mitigates potential impacts that might otherwise result if the development were subject to standard requirements. Based on the updated plans, staff recommended approval.

Dave Anderson noted that this item would be discussed in conjunction with the accompanying Site Plan application. He invited staff to share any remaining concerns related to the design or the use of the overlay.

Seth Perrins referenced a note on the plat regarding the cross-access easement and inquired about the status of its recording. He also commented on the addition of shrubs to the landscape plan.

Dave Anderson thanked Mr. Perrins for his comments and briefly discussed the intent of the Development Enhancement Overlay. He explained that, without the overlay, landscaping requirements would normally require a depth of 10 feet. The overlay allows for a reduced depth, which helps preserve building size. He reiterated Mr. Perrins' question about the cross-access easement and noted that the status of its recording was unknown. He clarified that the easement must be recorded prior to the issuance of a building permit.

David Mann confirmed that the easement must be recorded prior to the issuance of a building permit and recommended that it be completed before the City Council meeting.

Dave Anderson asked Brandon Snyder if he was aware of any recordation related to the L&S development. Mr. Snyder stated that the applicant had provided utility exhibits but he was unsure whether these included the access easement.

Dave Anderson reiterated that a dedication plat must be recorded prior to issuance of a building permit. He then asked if staff had any further questions regarding the Zone Change or the Site Plan.

There were no further questions or concerns raised so the discussion concluded with Mr. Anderson explaining that two applications will require separate motions.

Vaughn Pickell **moved** to recommend the approval of the proposed Mabey Office Building Zone Change to City Council based on the following findings and subject to the following conditions:

Findings:

1. That the proposed use is an appropriate use on the specific parcel as compared with other possible uses.
2. That granting the Development Enhancement Overlay Zone with modified restrictions will not cause a detriment to prospective patrons, to adjacent property owners, nor to traffic flows on the adjacent public streets.
3. That adequate conditions have been incorporated into the Zone which will offset the easing of usual requirements.

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.

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

SITE PLAN

MABEY OFFICE BUILDING

Dave Anderson asked if staff felt any further discussion was needed. Brandon Snyder inquired whether an additional condition should be added requiring that the easement be recorded prior to issuance of a building permit. Mr. Anderson agreed with this recommendation.

Jake Theurer stated that the applicant will need to follow Kevin Taylor's electrical plan.

Vaughn Pickell **moved** to approve the proposed Mabey Office 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 the City Council approves the proposed Development Enhancement Overlay Zone to allow the five-foot-wide planting buffer.
4. That a note be added to the dedication plat to provide a cross-access easement between the Mabey property and the L&S development and that the plat be recorded before a building permit is issued.

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

CONCEPT REVIEW

7th NORTH BUILDING CONCEPT

Dave Anderson commented that the property in question is one of his favorite homes in the city and noted that it has been very well maintained over the years.

Chad Hall addressed the proposal, acknowledging that while the property has been maintained, it has significant structural issues. He stated that the proposal would involve demolishing the existing home and constructing a mixed-use building with commercial space on the main floor and residential units on the middle and upper levels. He noted parking constraints with the site and outlined the proposed parking design, stating that under the city's current standards, the project may not fully meet the parking requirements. Mr. Hall explained that the commercial use would primarily operate during the day, while residential parking demand would occur in the evenings and weekends. He expressed his belief that the shared-use parking approach would sufficiently address parking needs.

Brandon Snyder stated that the current zoning would allow a mix of commercial and residential uses, but that design requirements would be the main consideration. He referenced staff redline comments, noting that requirements include one garage per unit and a landscape buffer to the west, which are not accommodated with the current layout.

Mr. Hall acknowledged these concerns and confirmed the design is still conceptual. He expressed willingness to revise the plans to address staff's feedback.

Dave Anderson observed that the submitted elevations may be misleading, as it appears set back farther from Main Street than the building would be once constructed. He encouraged bringing the structure closer to the street.

Discussion followed regarding the property to the south and the existence of a cross-access easement that could benefit the proposed development. It was noted that the neighboring property has faced parking challenges that limited basement use to storage due to insufficient parking.

Mr. Hall explained that the concept includes three levels with four commercial units on the main floor and four single-bedroom residential units on each of the upper levels.

Mr. Snyder inquired about the proposed building height. Mr. Hall estimated it at approximately 30 feet, with a flat roof. Mr. Snyder confirmed that the maximum height permitted in the zone is 35 feet.

Mr. Anderson suggested this information be confirmed and shown on the plans. He encouraged the applicant to present the concept at the September Planning Commission meeting, noting that the project has significant potential.

Seth Perrins agreed, thanking the applicant for recognizing the impact the proposal could have on the neighborhood given the historic nature of the existing home. Staff generally agreed that the project would change the character of this area of Main Street.

Staff discussed the proposed parking along Main Street, noting that it is a UDOT-owned road. Byron Haslam expressed concerns about counting Main Street parking stalls toward the required total, as they may not always be available due to road work. Staff agreed that these stalls should not be relied upon in the overall count.

Mr. Hall again asked staff to consider the shared-use parking approach, where commercial and residential demand occurs at different times. Mr. Anderson stated that city code allows some flexibility for such an approach but noted that members of the Planning Commission may be more cautious about parking requirements. He also raised concerns about diagonal parking on 700 North, particularly near Main Street where traffic stacking is

common, and referenced future UDOT plans that would remove left-turn movements at the intersection.

Mr. Perrins suggested adding trees along Main Street to enhance an urban living environment. Mr. Hall agreed and stated that patio areas are desired for the commercial frontage, which is why the building was set slightly back. Mr. Anderson noted the opportunity to create a visually appealing urban design along Main Street.

Staff discussed the potential use of the Infill Overlay, noting that modifications may be necessary to allow its use in the R-O zone, as it is currently limited to R-3 and R-1-6 zones. A potential text amendment was mentioned to make R-O eligible, given the similarities in lot characteristics.

Mr. Perrins inquired about the type of businesses anticipated in the commercial units. Mr. Hall indicated that professional office uses operating Monday through Friday from 8:00 a.m. to 5:00 p.m. are planned, which would help preserve parking availability for residents.

The discussion concluded with direction for the applicant to revise the site layout and parking configuration based on staff feedback. Staff noted that the concept could be placed on the September Planning Commission agenda, and Mr. Hall would be contacted with details on whether the item would be reviewed during the work session or the regular meeting.

Seth Perrins moved to adjourn the meeting at 10:40 a.m.

Adopted:

Kasey Woodard
Community Development Division
Secretary



Condor Heights Subdivision
Final Plat
713 South 3400 East
4.18 acres
R-1-15 Zone
Estate Density Residential General Plan
Designation



PROPOSAL

The Applicant submitted an application for Final Plat approval. The proposed subdivision includes five lots, a temporary turnaround on the north end, and an 88-foot-wide railroad dedication. All proposed lots exceed the minimum lot size, but due to the triangular shape of the property and existing house on the south side, some deviations from City standards are needed. The house on lot one will remain, but due to the needed right-of-way dedication, the minimum front setback cannot be more than 15 feet. The average depth of lot five is approximately 69 feet, which is significantly less than the minimum requirement of 125 feet in the R-1-15 zone. The lot depth for the buildable portion of the lot on the south side ranges between approximately 84 to 138 feet.

Due to the area of the subject property, it failed to qualify for consideration as a Master Planned Development. The City Council approved the rezone to the R-1-15 Zone with an accompanying development agreement. That agreement contains language regarding the allowable variations from the development standards. The proposed plat conforms to the provisions in that agreement.

Some of the key other issues to consider are: storm drainage, wall, and future road connections.

RECOMMENDATION

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

Findings

1. That the proposal is consistent with the City's General Plan Designation of Estate Density Residential.
2. That the Applicant has entered into a development agreement with the City.
3. That the plat conforms to the provisions in the development agreement.

Conditions

1. That the Applicant meets the City's development and construction standards, the conditions of the associated development agreement, and other applicable City ordinances.
2. That the Applicant addresses any outstanding red-line comments from Staff.

EXHIBITS

1. Proposed Final Plat

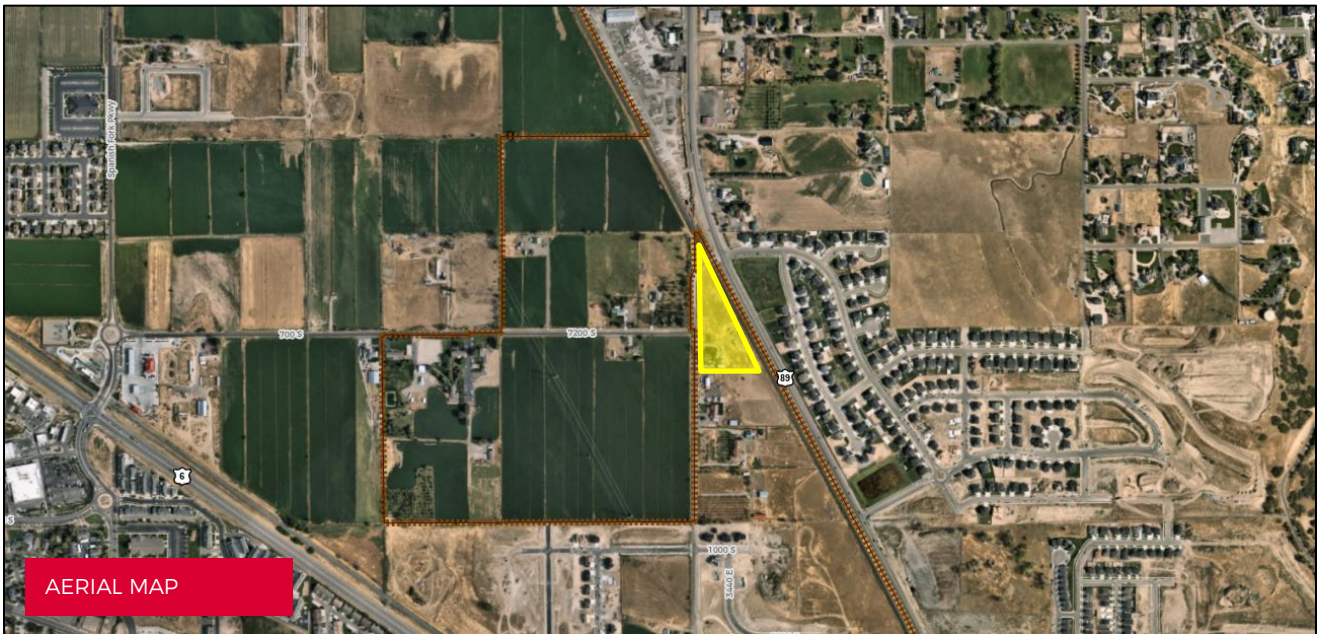
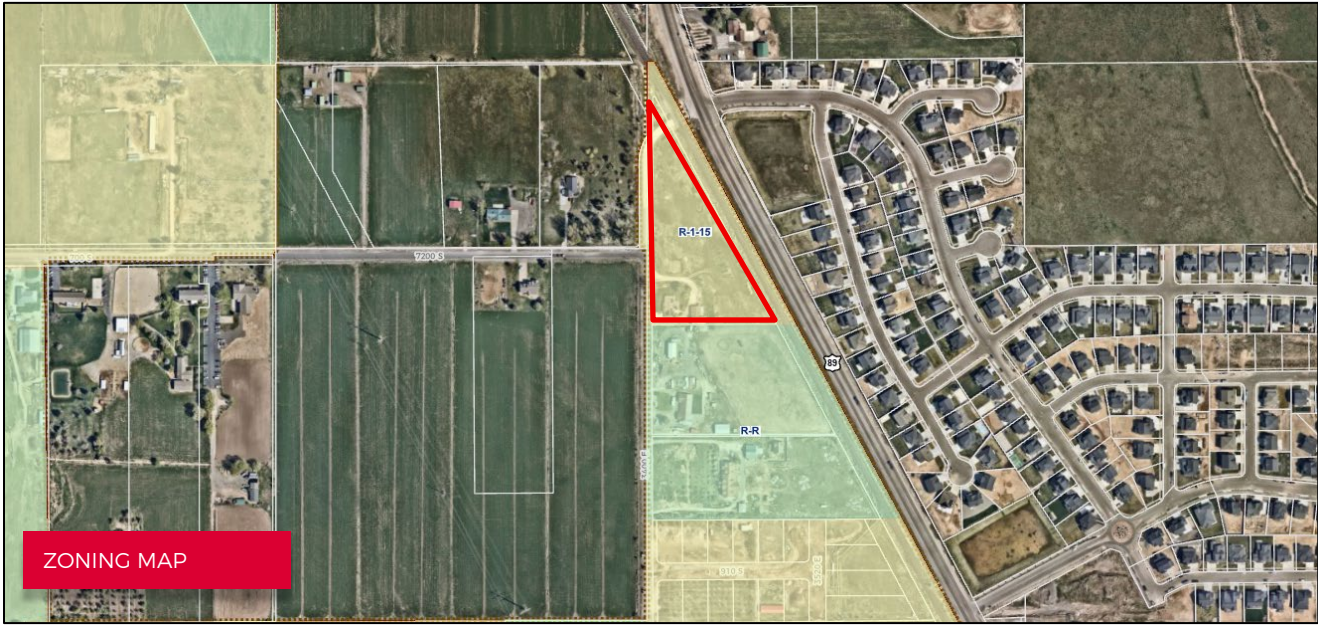
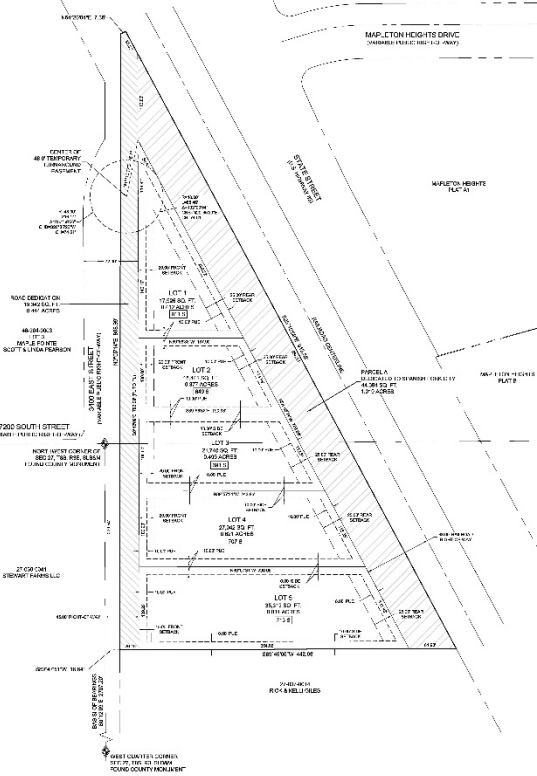


EXHIBIT 1

CONDOR HEIGHTS SUBDIVISION
LOCATED IN THE NORTH HALF OF SECTION 27 AND THE SOUTH HALF OF SECTION 22
TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN,
SPANISH FORK CITY, UTAH COUNTY, UTAH
APRIL 2025

NOTES

1. ALL DESIGN WATER AND WASTEWATER REQUIREMENTS, LIMITS UP TO AND INCLUDING 100 GPM, ALL EXISTING SEWER, WATERS, ALL ELECTRICAL, MECHANICAL AND ALL LIFTING AND PUMPING CAPACITIES, SERVICES, LIMITS UP TO AND INCLUDING 100 GPM OVERHEAD INSTALLATION AND TO THE TOP OF THE WATER MAINS FOR UNDERGROUND INSTALLATIONS ARE INDICATED TO GRAVEL FORM CITY.
2. ALL MUNICIPAL UTILITY EXISTENCES PLANNED HEREON ARE IN ACCORD WITH THE CITY OF ALBUQUERQUE, NEW MEXICO, UTILITY DEPARTMENT PLANNED PUBLIC UTILITIES, FEES, INTERVIEWS, TRAILS, AND ADJUNCT POINTS, TRIMMING AND TRIMMING TO MAINTAIN ACCESS TO OWNERS' SEWERAGE & ALL, RUN-INS, THE NEW PROJECTS & ALL, BEING USED FOR THE DESIGN AND THE CITY OF ALBUQUERQUE, NEW MEXICO, AND APPROVED.
3. PLEASE REFERENCE TO THE CONDORE HEIGHTS DEVELOPMENT AND TRAIL TO THE CITY OF ALBUQUERQUE, NEW MEXICO.



BOUNDARY DESCRIPTION

[illegible]

LESS AND EXCEPT ANY PORTION OF LAND WITHIN THE BOUNDS OF THE RAIL ROAD RIGHT OF WAY ON THE NORTH-EAST CORNER OF SAID PARCEL.

SITUATE IN UPHAM COUNTY, STATE OF ILLINOIS.

CONTAINS TWO HUNDRED SQUARE FEET OF LAND & 8.83 STRIPS MORE OR LESS.

SURVEYOR'S CERTIFICATE

I, LARRY E. LARK, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, THAT THIS CERTIFICATE NO. 43088, ISSUED IN ACCORDANCE WITH TITLE 24, CHAPTER 24, OF THE TEXAS NATURAL RESOURCES CODE, CHAPTER 2400B, SUBCHAPTER 1, SUBSECTION 102.1, IS IN FULL EFFECTIVE IN MY OWNERS HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THE RECORD OF SURVEY PLAT IN ACCORDANCE WITH SECTION 17-24-02 AND HAVE VERIFIED ALL MEASUREMENTS, THAT THE REFERENCE POINTS, BENCH MARKS, AND MONUMENTS SHOWN ON THE PLAT ARE CORRECTLY LOCATED, AND THAT THE SURFACE CORRECTIONS AND THAT THE INFORMATION PRESENTED HEREON IS IN ACCORDANCE WITH ACCURATELY ESTABLISH THE LATERAL BOUNDARIES OF THE HEREIN DESCRIBED LOT OF REAL PROPERTY.

OWNER'S DEDICATION

THE UNDERSIGNED OWNER OF THE HEREON DESCRIBED TRACT OF LAND HEREBY GETS AWAY AND
RELEASES THE SAME INTO LOT'S, PARCELS AND STRIPS AS SHOWN ON THIS PLAN AND NAME SAID TRACT:

CONDOR HEIGHTS SUBDIVISION

[illegible]

SIGNATURE _____ PRICE _____ 202

ACKNOWLEDGEMENT

State of Utah)
County of _____)
On this _____ day of _____ in the year 20_____ before me, _____ a notary state, month year
notary public, duly qualified, personally appeared _____ proceeded on the basis of
affidavit sworn to by _____ who is known to me to be the person whose name(s) is/are subscribed to this instrument,
and acknowledged to me that he executed the same for the purposes and consideration therein expressed.
GIVEN UNDER MY HAND AND SEAL OF OFFICE.

ACCEPTANCE BY LEGISLATIVE BODY:

THE CITY OF SPANISH FORK, COUNTY OF LEBAN, ARKANSAS, HEREBY ACCEPTS THE DEDICATION,
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2025 RELEASE UNDER E.O. 14176
 2025 RELEASE UNDER E.O. 14176

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CONDOR HEIGHTS S

LOCATED IN THE NORTH HALF OF SECTION 27 AND THE SOUTH HALF OF SECTION
22, T11W21N R10E S4E, EARLY, EARLY, EARLY, AND M1 (HAY),
SPANISH FORK CITY, LATA COUNTY, UTAH

SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CITY ENGINEER SEAL	RECORDER SEAL
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THIS FORM APPROVED BY UPON COUNTY AND THE MUNICIPALITIES THEREIN



LAYTON SURVEYS LLC
 Precision and Land Surveying



Tuffli Site Plan
3652 North 1150 West
3.87 acres
I-1 Light Industrial
Industrial General Plan Designation



PROPOSAL

The Applicant applied for Site Plan approval to construct one industrial building on the subject property. This building will be constructed phase one of a four phase project. The developer has stated that the property will not be further subdivided and will remain under the "Tuffli Company Inc." ownership.

This phase includes the building, a parking lot for said building, a private internal drive connecting to 1150 West and stubbing to the North and South on the west side of the property and a detention basin. As proposed, the property will continue to be owned by Tuffli Company Inc. and will not be subdivided.

This phase shows a large gravel area at the rear of the building. This area is not proposed to be used as Outdoor Storage. Staff has discussed the likelihood that a future tenant will desire to use this area as Outdoor Storage and the requirements that would need to be met be for Outdoor Storage to occur. Some of those requirements include sufficient road base depth, screening of the storage area with a six-foot tall masonry wall, lighting that uniformly illuminates the area and a drive apron that is at least 60-feet long. Prior to a future tenant utilizing this space for Outdoor Storage, all of the requirements described above will have to be met. In the most recent submittal, a note was added to the Site Plan stating that the rear of the site will be "Clear Site Area Per Spanish Fork Standards". Staff recommends that additional language be added to the Site Plan to make it abundantly clear that this area is not to be used as Outdoor Storage unless the required improvements are made.

Another issue involves the requirement to separate parking areas from other areas with a raised six-inch concrete curb. Curb will need to be added to separate the parking lot from the rear of the property.

Some of the key issues to consider are: Outdoor Storage, landscaping, fencing, improvements, utilities, phasing and future uses.

STAFF RECOMMENDATION

That the proposed Tuffli 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 Land Use Designation.

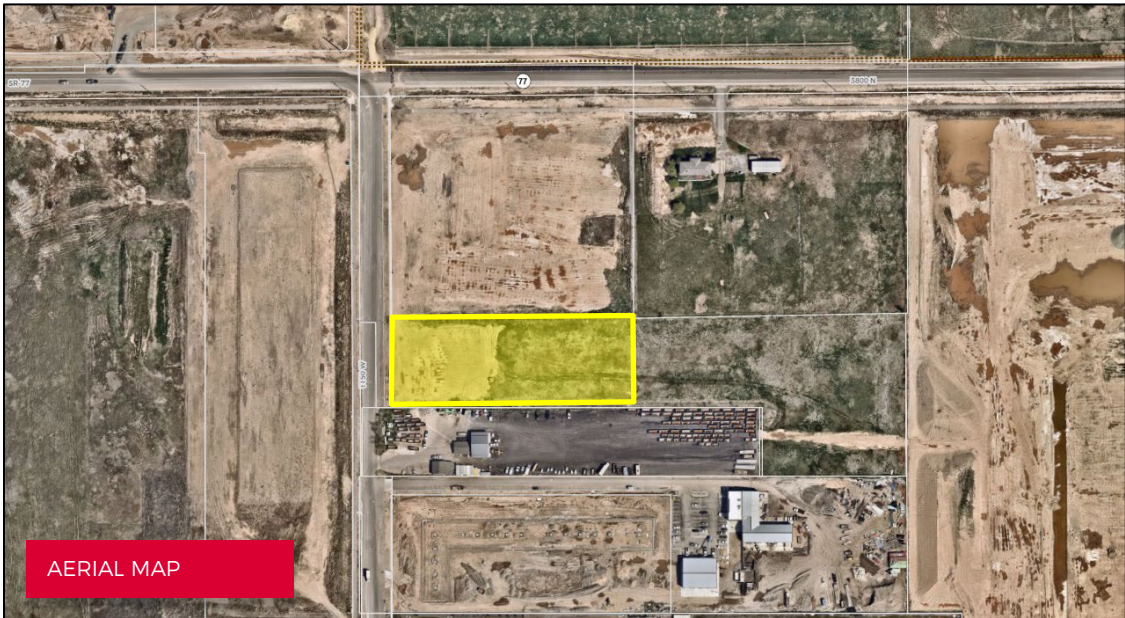
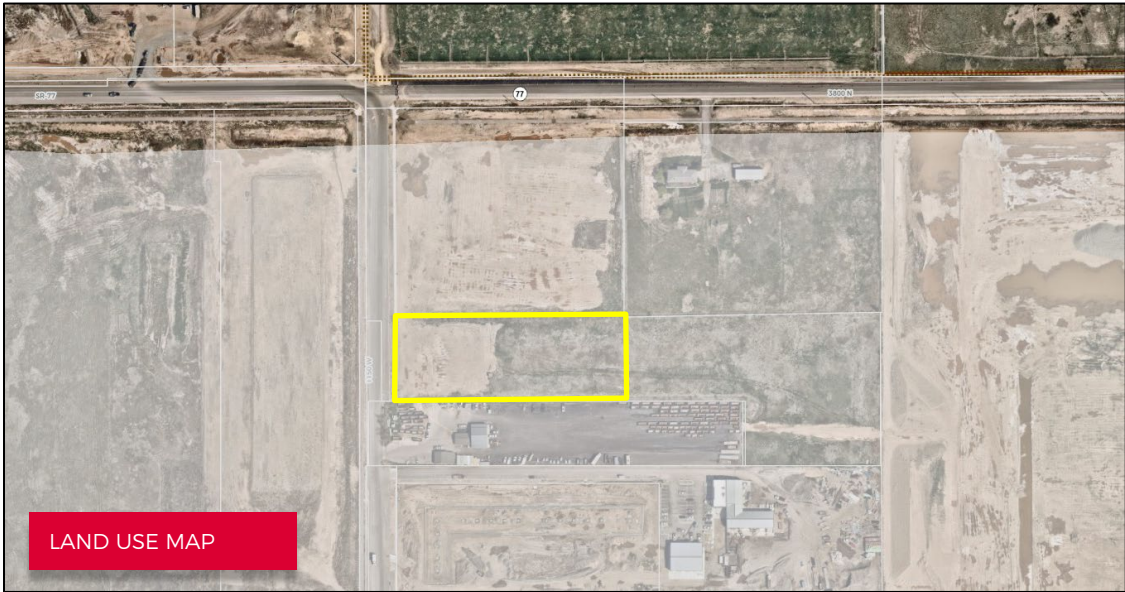
Conditions

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.
3. That prior to the issuance of Business License, the tenant is in compliance with the requirements of Outdoor Storage Areas.
4. That no Outdoor Storage may be conducted on the property, including in the future undeveloped phases, unless the improvements required for Outdoor Storage are installed and approved by City Staff.

EXHIBITS

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

EXHIBIT 1



SHEET

1 COVER
2 OVERALL BOUNDARY
3 OVERALL SITE PLAN
4 EXISTING TOPOGRAPHY
5 GRADING PLAN
6 TBC PLAN
DT-01 DETAIL SHEET



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FUTURE PHASES ACREAGE=10.87
PHASE 1 ACREAGE=3.87
BUILDING ACREAGE=0.34
LANDSCAPING ACREAGE=0.34
ASPHALT ACREAGE=0.90
GRAVEL YARD ACREAGE=1.97
LANDSCAPING ACREAGE=0.49
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TOTAL # OF PARKING STALLS=18
PARKING STALLS REQ'D=15
ZONING=I-1

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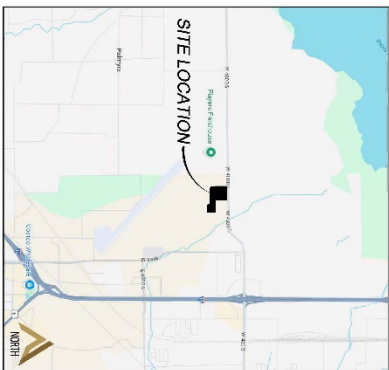
1. DISCREPANCIES TO THE ENGINEER. THESE PLANS ARE TO BE BROUGHT TO THE ENGINEER'S ATTENTION PRIOR TO COMMENCEMENT OF CONSTRUCTION, AND REPORT ANY DISCREPANCIES TO THE ENGINEER.
2. BEFORE PROCEEDING WITH THIS WORK, THE CONTRACTOR SHALL CAREFULLY CHECK AND REPORT ALL DISCREPANCIES TO THE ENGINEER.
3. ALL DRINKING WATER AND PRESSURIZED RECREATION LINES UP TO AND INCLUDING THE SEWAGE COMMUNICATION SERVICE LINES UP TO THE LAST ON-DERIVED INSTALLATIONS AND TO THE TOP OF THE METEER BASE FOR UNDERGROUND INSTALLATIONS ARE TO BE REMOVED.
4. ALL RECONSTRUCTIONS WILL CONFORM TO SPANISH PARK CITY CONSTRUCTION STANDARDS.
5. ALL RECONSTRUCTIONS SHALL BE IN ACCORDANCE WITH THE SPECIFICATIONS FOR SPANISH PARK CITY CONSTRUCTION STANDARDS.

DATED: APRIL 24, 2023 AND 098-00-24 DATED AUGUST 20, 2024 TO BE COMPLETED BY 098-00-24 DATED AUGUST 20, 2024 TO BE COMPLETED BY THE CONTRACTOR.

APPROPRIATELY, IF AN HAZARD UPON THE FIELD DATA FROM THE SURVEY, ALL SITES, LOCATIONS & ELEVATIONS ARE TO BE GENERATED, THE DESIGNER WILL BE RESPONSIBLE FOR ANY CHANGES, CORRECTIONS, ADDITIONS, DELETIONS, BEFORE CONSTRUCTION. ATLAS ENGINEERING, LLC WILL NOT BE LIABLE OR RESPONSIBLE FOR REMOVAL, CONSTRUCTION OR INSTALLATION OF IMPROVEMENTS THAT ARE NOT IN ACCORDANCE WITH THESE PLANS. ANY AND ALL CHANGES OR VARIATIONS IN THE REMOVAL, CONSTRUCTION OR INSTALLATION OF THE IMPROVEMENTS MADE WITHOUT THE APPROVAL OF THE DESIGNER WILL RESULT IN SOLE LIABILITY TO THE CONTRACTOR. IN ADDITION, ATLAS ENGINEERING, LLC ASSUMES NO RESPONSIBILITY FOR ANY AND ALL EXISTING UTILITIES NOT SHOWN ON THE PLAN AND ASSUMES NO LIABILITY FOR FAILURE TO EXACTLY LOCATE ALL EXISTING UTILITIES, SHOULD THERE BE INCIDENT.

ENGINEER/SURVEYOR CONTACT INFO:
ATLAS ENGINEERING LLC
(801) 655-0586
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660

OWNER/DEVELOPER
TUFFU COMPANY, INC. C/O JAY TURNER
(248) 521-5111
jturner@turner-group.com

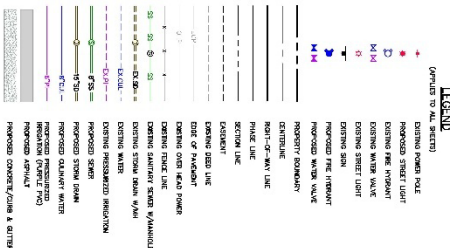


VICINITY MAP

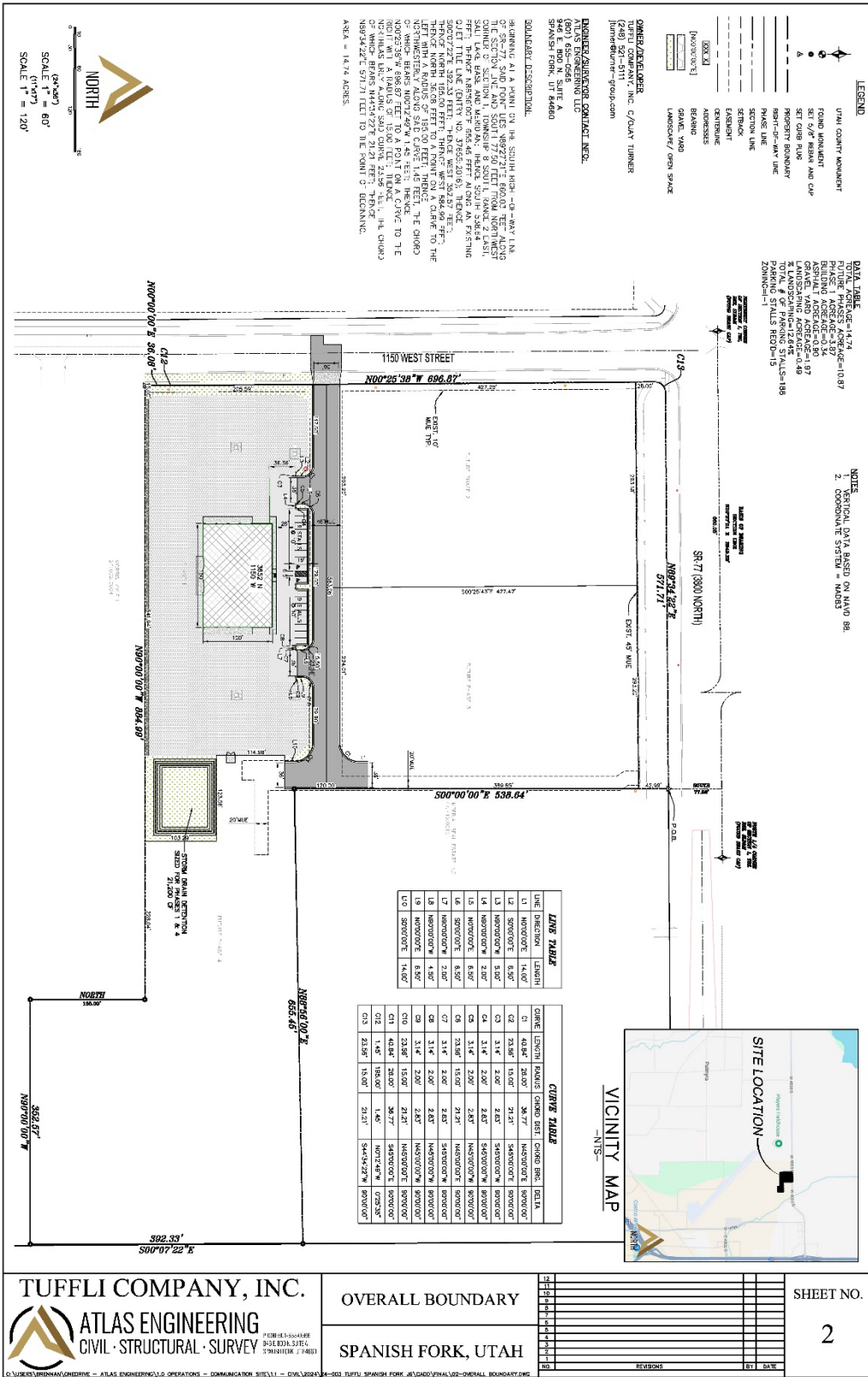


ATLAS ENGINEERING
CIVIL · STRUCTURAL · SURVEY

TUFFLI COMPANY, INC.



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LEGEND

- UTAH COUNTY MONUMENT
- FOUND MONUMENT AND CAP
- SET CORNER PLUG
- PROPERTY BOUNDARY
- RIGHT-OF-WAY LINE
- SECTION LINE
- STREET
- CONTRIBUTOR
- ADDRESS
- BRAND
- GRAVEL VAND
- LANDSCAPE / OPEN SPACE

DATA TABLE

TOTAL AREA = 1.74
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PHASE 100 AREA = 1.87

NOTES

1. VERTICAL DATA BASED ON NAVD 83
2. COORDINATE SYSTEM = NAD83

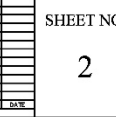
LINE TABLE

LINE	DESCRIPTION	LENGTH
L1	1150 WEST STREET	1.87
L2	SPANISH FORK	1.87
L3	392.33'	1.87
L4	1700' x 1000'	1.87
L5	1150 WEST STREET	1.87
L6	SPANISH FORK	1.87
L7	392.33'	1.87
L8	1700' x 1000'	1.87
L9	1150 WEST STREET	1.87
L10	SPANISH FORK	1.87
L11	392.33'	1.87
L12	1700' x 1000'	1.87
L13	1150 WEST STREET	1.87
L14	SPANISH FORK	1.87
L15	392.33'	1.87
L16	1700' x 1000'	1.87
L17	1150 WEST STREET	1.87
L18	SPANISH FORK	1.87
L19	392.33'	1.87
L20	1700' x 1000'	1.87
L21	1150 WEST STREET	1.87
L22	SPANISH FORK	1.87
L23	392.33'	1.87
L24	1700' x 1000'	1.87
L25	1150 WEST STREET	1.87
L26	SPANISH FORK	1.87
L27	392.33'	1.87
L28	1700' x 1000'	1.87
L29	1150 WEST STREET	1.87
L30	SPANISH FORK	1.87
L31	392.33'	1.87
L32	1700' x 1000'	1.87
L33	1150 WEST STREET	1.87
L34	SPANISH FORK	1.87
L35	392.33'	1.87
L36	1700' x 1000'	1.87
L37	1150 WEST STREET	1.87
L38	SPANISH FORK	1.87
L39	392.33'	1.87
L40	1700' x 1000'	1.87
L41	1150 WEST STREET	1.87
L42	SPANISH FORK	1.87
L43	392.33'	1.87
L44	1700' x 1000'	1.87
L45	1150 WEST STREET	1.87
L46	SPANISH FORK	1.87
L47	392.33'	1.87
L48	1700' x 1000'	1.87
L49	1150 WEST STREET	1.87
L50	SPANISH FORK	1.87
L51	392.33'	1.87
L52	1700' x 1000'	1.87
L53	1150 WEST STREET	1.87
L54	SPANISH FORK	1.87
L55	392.33'	1.87
L56	1700' x 1000'	1.87
L57	1150 WEST STREET	1.87
L58	SPANISH FORK	1.87
L59	392.33'	1.87
L60	1700' x 1000'	1.87
L61	1150 WEST STREET	1.87
L62	SPANISH FORK	1.87
L63	392.33'	1.87
L64	1700' x 1000'	1.87
L65	1150 WEST STREET	1.87
L66	SPANISH FORK	1.87
L67	392.33'	1.87
L68	1700' x 1000'	1.87
L69	1150 WEST STREET	1.87
L70	SPANISH FORK	1.87
L71	392.33'	1.87
L72	1700' x 1000'	1.87
L73	1150 WEST STREET	1.87
L74	SPANISH FORK	1.87
L75	392.33'	1.87
L76	1700' x 1000'	1.87
L77	1150 WEST STREET	1.87
L78	SPANISH FORK	1.87
L79	392.33'	1.87
L80	1700' x 1000'	1.87
L81	1150 WEST STREET	1.87
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L83	392.33'	1.87
L84	1700' x 1000'	1.87
L85	1150 WEST STREET	1.87
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L87	392.33'	1.87
L88	1700' x 1000'	1.87
L89	1150 WEST STREET	1.87
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L91	392.33'	1.87
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L93	1150 WEST STREET	1.87
L94	SPANISH FORK	1.87
L95	392.33'	1.87
L96	1700' x 1000'	1.87
L97	1150 WEST STREET	1.87
L98	SPANISH FORK	1.87
L99	392.33'	1.87
L100	1700' x 1000'	1.87

CURVE TABLE

CURVE	LENGTH	BEARING	START	END	DELTA
C1	1.87	1150 WEST STREET	1.87	1.87	1.87
C2	1.87	SPANISH FORK	1.87	1.87	1.87
C3	1.87	392.33'	1.87	1.87	1.87
C4	1.87	1700' x 1000'	1.87	1.87	1.87
C5	1.87	1150 WEST STREET	1.87	1.87	1.87
C6	1.87	SPANISH FORK	1.87	1.87	1.87
C7	1.87	392.33'	1.87	1.87	1.87
C8	1.87	1700' x 1000'	1.87	1.87	1.87
C9	1.87	1150 WEST STREET	1.87	1.87	1.87
C10	1.87	SPANISH FORK	1.87	1.87	1.87
C11	1.87	392.33'	1.87	1.87	1.87
C12	1.87	1700' x 1000'	1.87	1.87	1.87
C13	1.87	1150 WEST STREET	1.87	1.87	1.87
C14	1.87	SPANISH FORK	1.87	1.87	1.87
C15	1.87	392.33'	1.87	1.87	1.87
C16	1.87	1700' x 1000'	1.87	1.87	1.87
C17	1.87	1150 WEST STREET	1.87	1.87	1.87
C18	1.87	SPANISH FORK	1.87	1.87	1.87
C19	1.87	392.33'	1.87	1.87	1.87
C20	1.87	1700' x 1000'	1.87	1.87	1.87
C21	1.87	1150 WEST STREET	1.87	1.87	1.87
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C31	1.87	392.33'	1.87	1.87	1.87
C32	1.87	1700' x 1000'	1.87	1.87	1.87
C33	1.87	1150 WEST STREET	1.87	1.87	1.87
C34	1.87	SPANISH FORK	1.87	1.87	1.87
C35	1.87	392.33'	1.87	1.87	1.87
C36	1.87	1700' x 1000'	1.87	1.87	1.87
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C76	1.87	1700' x 1000'	1.87	1.87	1.87
C77	1.87	1150 WEST STREET	1.87	1.87	1.87
C78	1.87	SPANISH FORK	1.87	1.87	1.87
C79	1.87	392.33'	1.87	1.87	1.87
C80	1.87	1700' x 1000'	1.87	1.87	1.87
C81	1.87	1150 WEST STREET	1.87	1.87	1.87
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C87	1.87	392.33'	1.87	1.87	1.87
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C98	1.87	SPANISH FORK	1.87	1.87	1.87
C99	1.87	392.33'	1.87	1.87	1.87
C100	1.87	1700' x 1000'	1.87	1.87	1.87

VICINITY MAP



TUFFLI COMPANY, INC.

**ATLAS ENGINEERING**
CIVIL · STRUCTURAL · SURVEY

OVERALL BOUNDARY

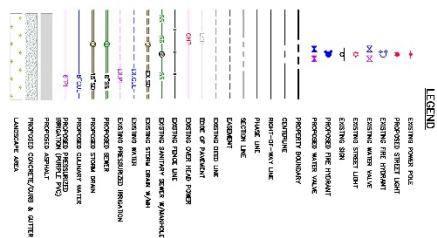
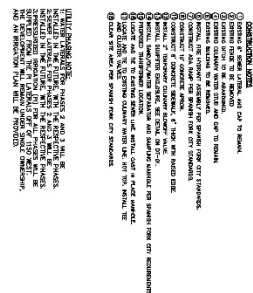
SPANISH FORK, UTAH

SHEET NO.

2

REVISIONS

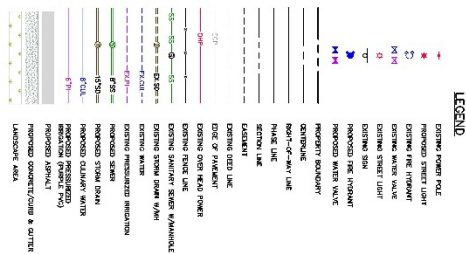
BY DATE



TUFFLI COMPANY, INC.
 **ATLAS ENGINEERING**
 CIVIL · STRUCTURAL · SURVEY
 240.860.355 FAX
 301.833.3333
 306A111106, CT 08

SPANISH FORK, UTAH

12				SHEET NO. 3
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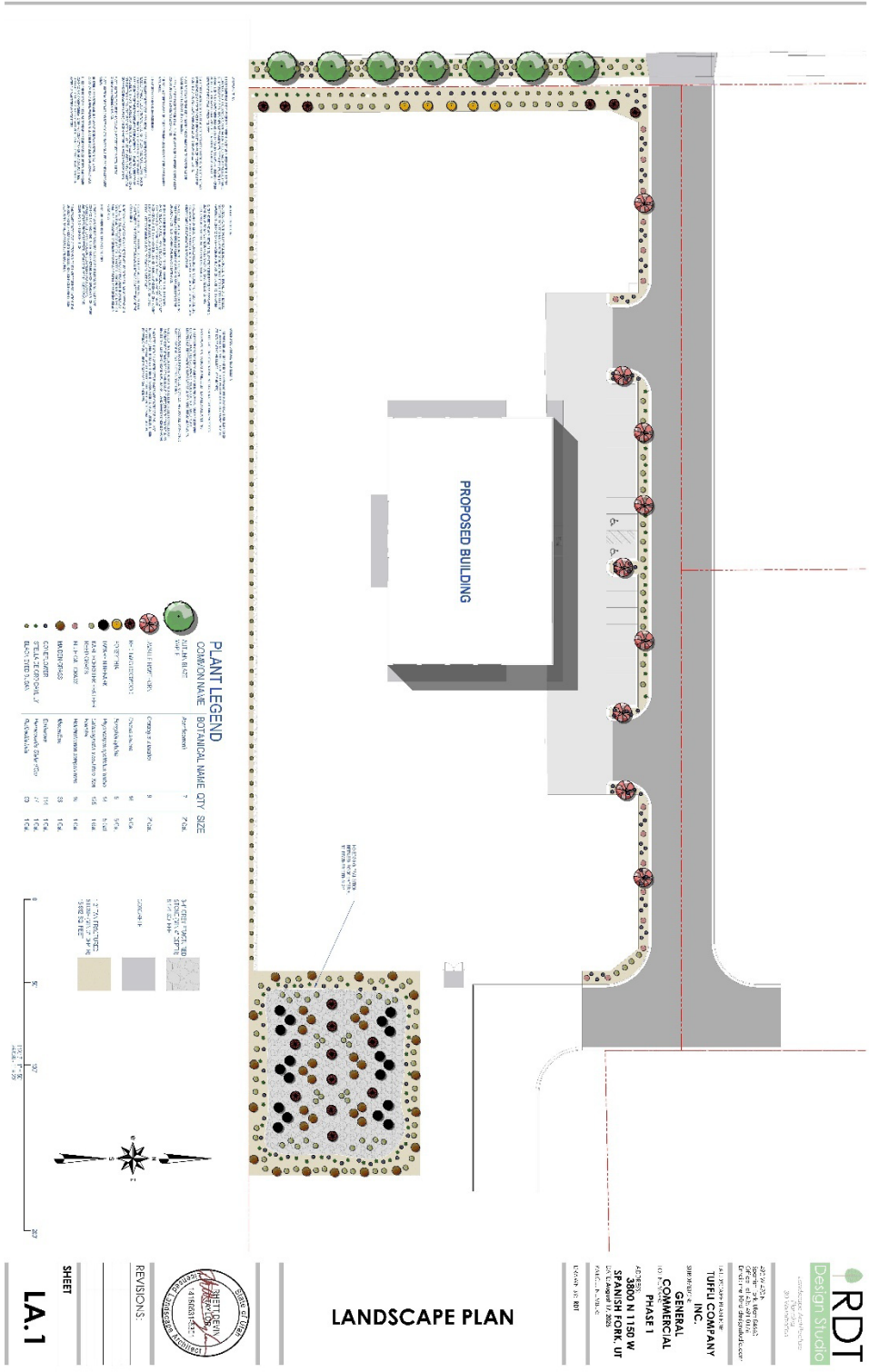


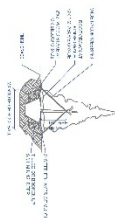
 **ATLAS ENGINEERING**
CIVIL · STRUCTURAL · SURVEY

SPANISH FORK, UTAH

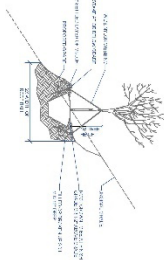
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NO.	REVISIONS	BY	DATE

5





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THE 7th PLACE



THE UNIVERSITY OF CHICAGO

1. A.1.1. **RESEARCH AND DEVELOPMENT** shall be the development, maintenance and improvement of the technology of the Company, and shall include the following:

a. Research and development of new products and services, and the improvement of existing products and services.

b. Research and development of new processes and methods of production, and the improvement of existing processes and methods of production.

c. Research and development of new materials and components, and the improvement of existing materials and components.

d. Research and development of new systems and methods of distribution, and the improvement of existing systems and methods of distribution.

e. Research and development of new methods of marketing and sales, and the improvement of existing methods of marketing and sales.

f. Research and development of new methods of financing and investment, and the improvement of existing methods of financing and investment.

g. Research and development of new methods of management and administration, and the improvement of existing methods of management and administration.

h. Research and development of new methods of legal and regulatory compliance, and the improvement of existing methods of legal and regulatory compliance.

i. Research and development of new methods of human resources management, and the improvement of existing methods of human resources management.

j. Research and development of new methods of information technology, and the improvement of existing methods of information technology.

k. Research and development of new methods of environmental protection, and the improvement of existing methods of environmental protection.

l. Research and development of new methods of social and community relations, and the improvement of existing methods of social and community relations.

m. Research and development of new methods of corporate governance, and the improvement of existing methods of corporate governance.

n. Research and development of new methods of risk management, and the improvement of existing methods of risk management.

o. Research and development of new methods of quality management, and the improvement of existing methods of quality management.

p. Research and development of new methods of sustainability management, and the improvement of existing methods of sustainability management.

q. Research and development of new methods of corporate social responsibility, and the improvement of existing methods of corporate social responsibility.

r. Research and development of new methods of corporate citizenship, and the improvement of existing methods of corporate citizenship.

s. Research and development of new methods of corporate social performance, and the improvement of existing methods of corporate social performance.

t. Research and development of new methods of corporate social impact, and the improvement of existing methods of corporate social impact.

u. Research and development of new methods of corporate social responsibility reporting, and the improvement of existing methods of corporate social responsibility reporting.

v. Research and development of new methods of corporate social responsibility assurance, and the improvement of existing methods of corporate social responsibility assurance.

w. Research and development of new methods of corporate social responsibility integration, and the improvement of existing methods of corporate social responsibility integration.

x. Research and development of new methods of corporate social responsibility measurement, and the improvement of existing methods of corporate social responsibility measurement.

y. Research and development of new methods of corporate social responsibility evaluation, and the improvement of existing methods of corporate social responsibility evaluation.

z. Research and development of new methods of corporate social responsibility improvement, and the improvement of existing methods of corporate social responsibility improvement.

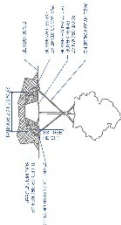


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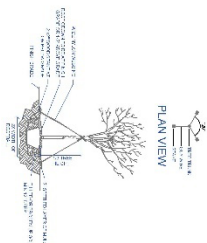


NOTES TREE PROTECTION

the 1990s, the U.S. has been a major provider of humanitarian aid to the world. The Bush administration has been criticized for its failure to provide aid to the people of the Balkans, Africa, and Asia. The Clinton administration has been criticized for its failure to provide aid to the people of the Balkans, Africa, and Asia. The Bush administration has been criticized for its failure to provide aid to the people of the Balkans, Africa, and Asia. The Clinton administration has been criticized for its failure to provide aid to the people of the Balkans, Africa, and Asia.

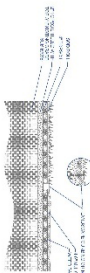


THE PLANET

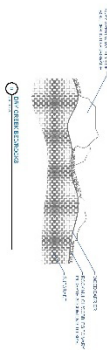


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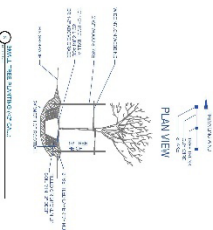
NOTE: TREE PLANTING

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5. **RESEARCH DESIGN**



1000



100

NOTED SMALL TREE PLANTING IN CHINA

the 1990s, the U.S. economy has been recovering from a recession that was the deepest since the Great Depression. The economy has grown at an annual rate of 3.5% to 4.5% and is projected to continue to grow at a similar rate through 2000. The U.S. economy is expected to be one of the fastest growing in the world through 2000. The U.S. economy is expected to be one of the fastest growing in the world through 2000. The U.S. economy is expected to be one of the fastest growing in the world through 2000.

480 W. 47011
Spokane, WA 99201-8450
Office Tel: (509) 473-4733
Email: info@tuffco.com

INDUSTRIAL PLANT FOR
TUFFCO COMPANY
INC.

3080 W. 50TH
GENERAL
COMMERCIAL
CONCRETE
PHASE 1

A/R: 75%
3800 N 1150 W
SPANISH FORK, UT
DATE: August 17, 2025
FAVOR: IN 4238

RDT
Design Studio
Landscape Architecture
Planning
3D Visualization

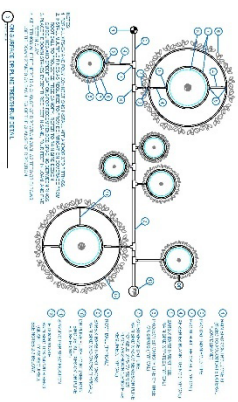
PLANTING DETAILS

SHEET

LA.3

REVISIONS:





IRRIGATION DETAILS

EXHIBIT 4

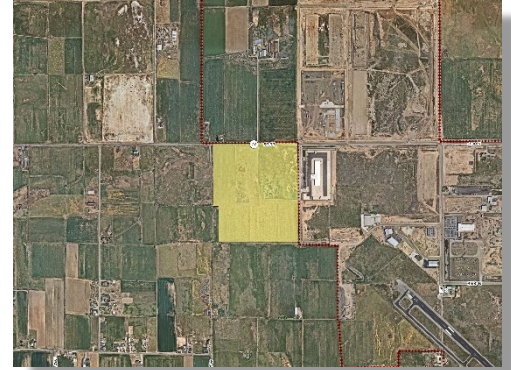


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Page 16



Ray Allen Swenson
Annexation Petition
1730 West SR-77
64.66 acres
R-R Rural Residential
Proposed Zone
Agricultural General Plan
Designation



PROPOSAL

The Applicant has proposed that a parcel totaling 64.66 acres, located at approximately 1730 West SR-77, be annexed. The subject property is currently outside City boundaries but is located within the City's Annexation Policy Boundary and Growth Management Boundary. Upon annexation, it is recommended that these parcels be assigned the zoning designation of R-R Rural Residential as the city has not yet received any development plans for the property.

On July 1, 2025, the City Council accepted this annexation proposal for further study. The protest period for the annexation ended on August 8, 2025 with no protests received.

Some of the key issues to consider are: annexation configuration, general plan, land uses, zoning, utilities and power.

STAFF RECOMMENDATION

That the proposed Annexation be approved based on the following findings:

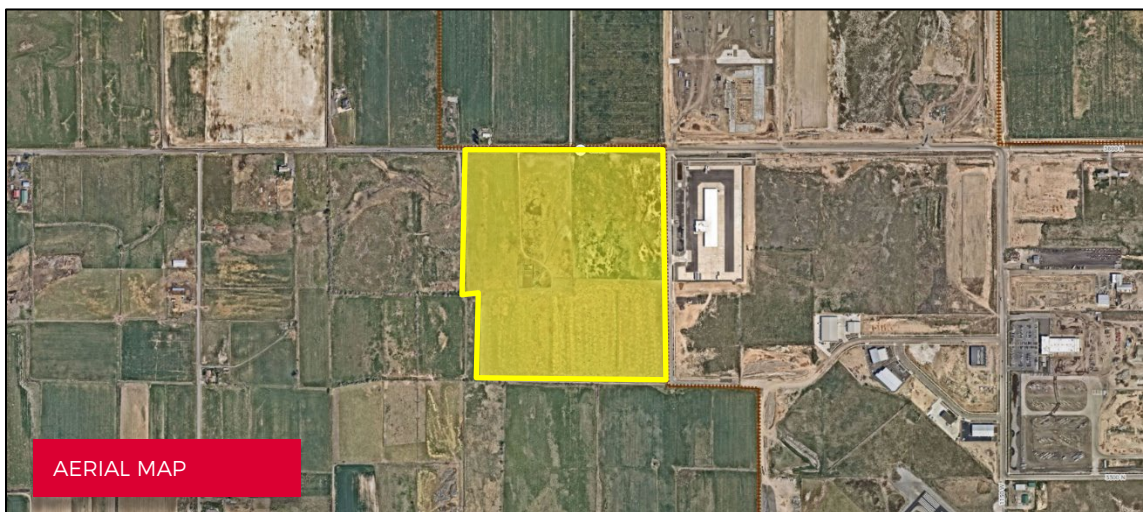
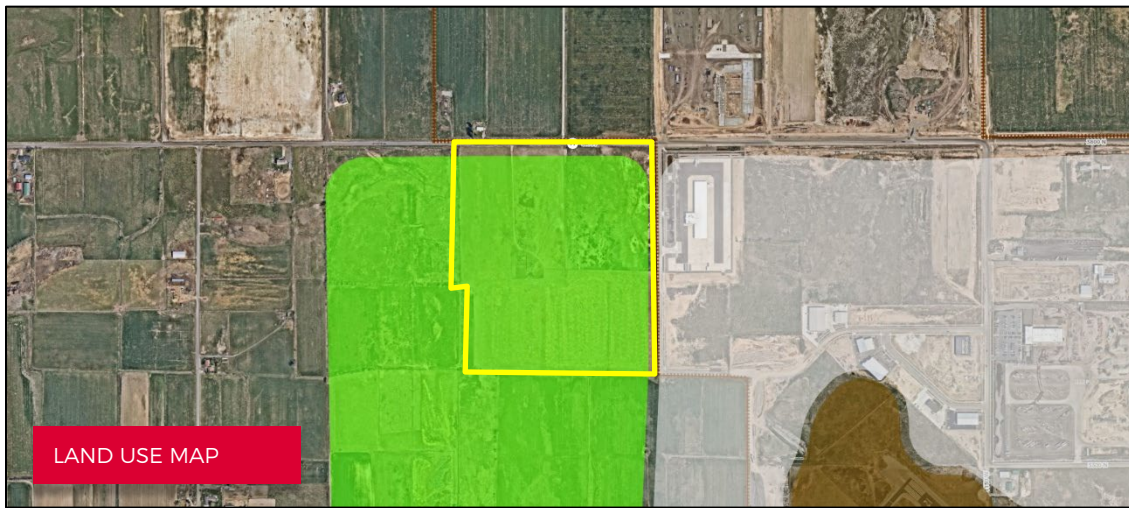
Findings

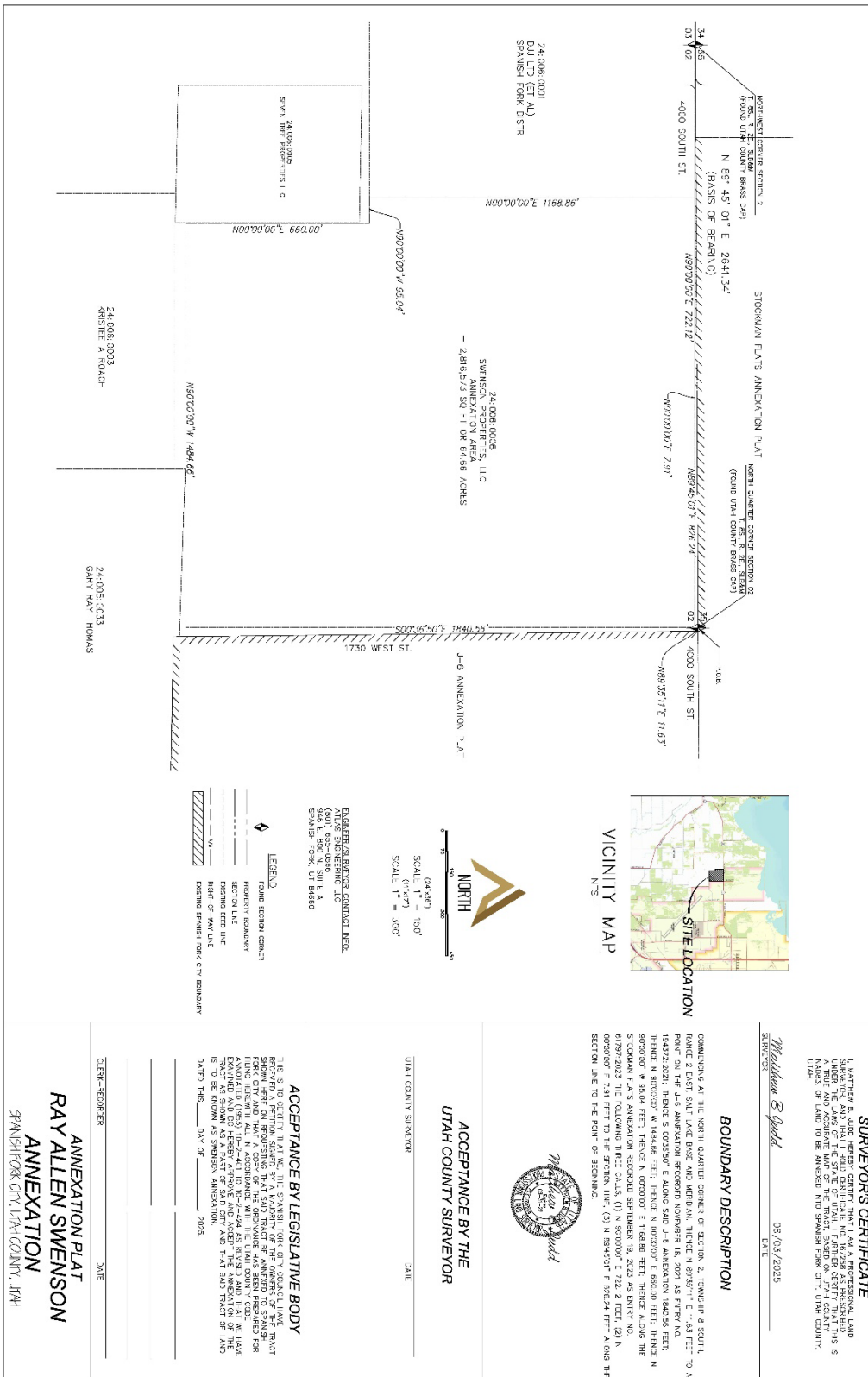
1. That the subject property is located within the City's Annexation Policy Boundary and Growth Management Boundary.
2. That the city's General Plan Land Use Designation for the annexation area is Agricultural.
3. That the city has not yet received any development applications for the annexation area so R-R Rural Residential would allow for the property owner to use the property in a similar way to how it has historically been utilized.

EXHIBITS

1. Area Maps
2. Annexation Plat

EXHIBIT 1





TO: Spanish Fork City Planning Commission

FROM: Dave Anderson, AICP

DATE: September 3, 2025

RE: Proposed Change to Regulations for External Accessory Dwelling Units

This proposal would allow detached Accessory Dwelling Units on parcels that are at least one acre in size to have more than 1,000 square feet of habitable living space. Currently, property size is not considered. Today, all detached Accessory Dwelling Units are limited to 1,000 square feet of habitable living space.

15.3.24.090 Supplementary Regulations

Accessory Buildings, Structures, or Satellite Earth Stations.

Swimming Pools

Yard/Garage Sales

Irregular Lots

Accessory Dwelling Units (ADUs)

Awnings, Carports or Covered Decks

Animals

Wind Turbines (WT)

Outdoor Storage Areas

Public Rights-of-Way

Temporary Uses

Amateur Radio Antennas

A. Accessory Structures:

1. All accessory structures must meet the following requirements:

a. All accessory structures are required to obtain a building permit.

b. Permits for structures that are less than 200 square feet or are otherwise exempt from the adopted Building Code, as set forth in §14.04.010, are free of charge.

c. All detached accessory structures must be located behind the front wall plane of the principal structure.

Where property abuts against Interstate 15 or U.S. Highway 6, accessory structures have no required set back from the Interstate 15 or Highway 6 right-of-ways.

d. The combined square footage of all detached accessory structures shall not exceed 15% of the total lot area if the structure is entirely within the setbacks for the principal structure, or 10% of the total lot area if the structure is located elsewhere on the lot.

e. If any accessory structure must be removed, relocated, or otherwise modified in any manner in order to access public utilities, the property

owner shall bear the full expense of such removal, relocation or modification, together with all costs of restoration.

f. Accessory structures located on a corner lot shall meet the same front, rear, and side setbacks as required for accessory structures on an interior lot. Accessory structures located behind the front plane of the house and within 20 feet a public right-of-way shall be architecturally compatible with the primary structure on the lot. The second clear vision area as addressed in §15.4.16.150 needs to be maintained at all times.

g. The minimum front setback for detached accessory structures shall conform to the minimum front setback for the existing principal structure and shall be set at least five (5) feet, measured from eave to eave, from all structures on the property.

h. Accessory structures that meet the setback requirement for the principal building may be allowed to meet the maximum height allowed in that zone.

i. The maximum height for detached accessory structures shall be 20 feet to the peak of the roof measured from the finish grade (measured five (5) feet from the proposed structure). Any structures taller than 15 feet shall have a roof pitch of no less than 2/12.

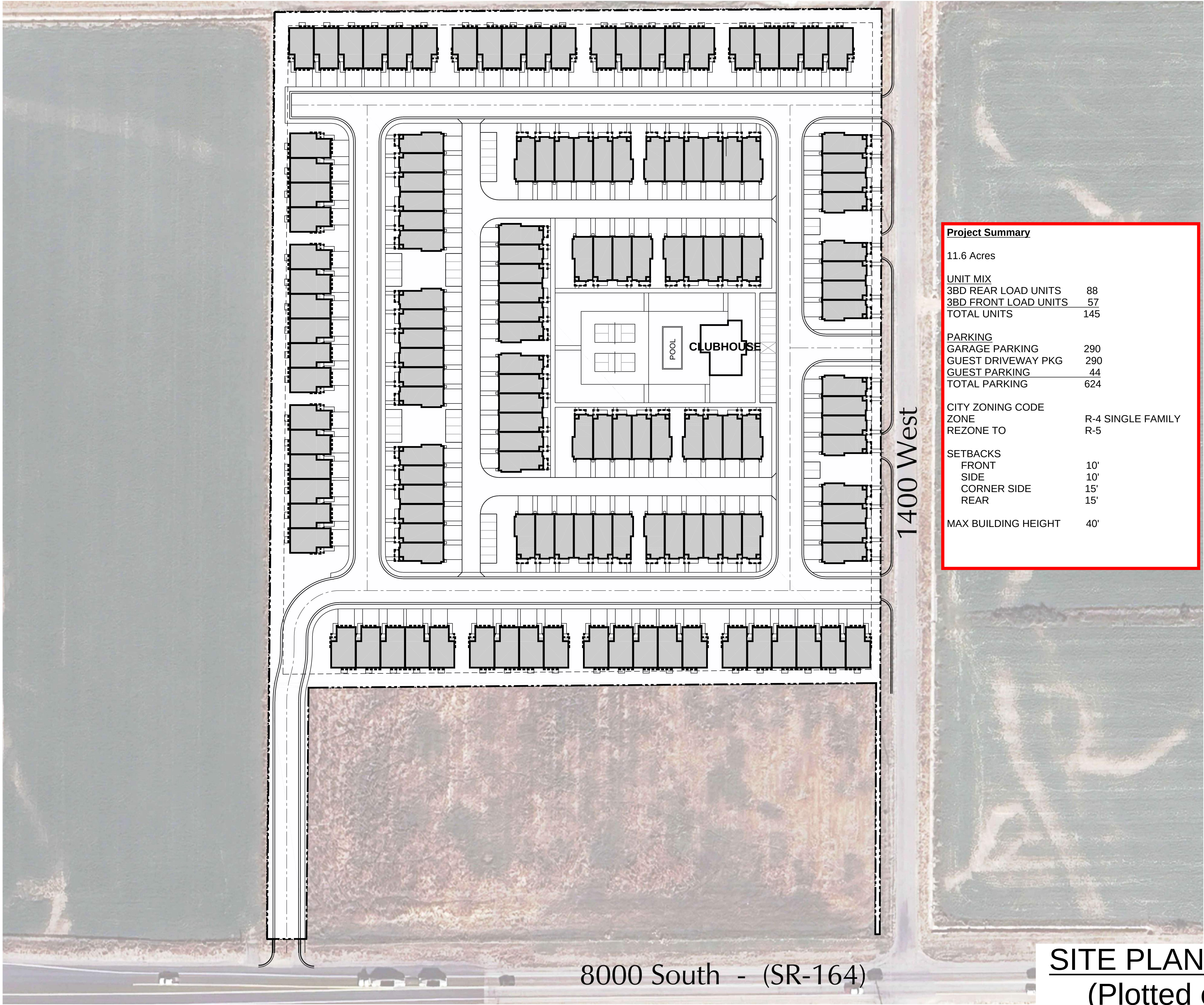
j. Properties over one-half (1/2) acre in size can increase the maximum height to 24 feet by having the rear and side setbacks the same as the building height.

k. The structure must be constructed so all water runoff from the accessory structure does not flow onto adjoining properties.

l. Accessory structures that house Accessory Dwelling Units shall be architecturally compatible with the Primary Structure on the lot, shall be permanently connected to utilities via laterals from the Primary Structure or laterals from the public right-of-way, and shall maintain setbacks of no less than five (5) feet from all property lines and other structures.

m. **On parcels that are less than one (1) acre in size**, external or detached Accessory Dwelling Units shall not have more than 1,000 square feet of habitable living space. **External or detached Accessory Dwelling Units on parcels that are one (1) acre in size or larger, must meet the minimum setback requirements applicable to the principle structure.**

n. A Recreational Vehicle is not considered an accessory structure and may not be used as a dwelling unit within any zone. It shall be unlawful for any person to reside in a Recreational Vehicle as a dwelling unit.



Project Summary	
11.6 Acres	
UNIT MIX	
3BD REAR LOAD UNITS	88
3BD FRONT LOAD UNITS	57
TOTAL UNITS	145
PARKING	
GARAGE PARKING	290
GUEST DRIVEWAY PKG	290
GUEST PARKING	44
TOTAL PARKING	624
CITY ZONING CODE	
ZONE	R-4 SINGLE FAMILY
REZONE TO	R-5
SETBACKS	
FRONT	10'
SIDE	10'
CORNER SIDE	15'
REAR	15'
MAX BUILDING HEIGHT	
	40'

8000 South - (SR-164)

SITE PLAN: Scale 1:50
(Plotted on 24x36)