



**Wednesday, September 10, 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. September 3, 2025.

2. Site Plan

A. ASG WAREHOUSE. This proposal involves the development of an industrial building located at 1249 West 3470 North.

3. Final Plat

A. RIVER RUN PLAT H. This proposal involves the approval of a Final Plat for 17 townhome units and 10 condominium units as part of a Master Planned Development to be located at approximately 320 East Volunteer Drive.

4. Concept Review

A. WOODLAND HILLS DRIVE CITY PARK CONCEPT.

B. SOUTH RANCH CROSSING CONCEPT.

C. MCDONALD COMMERCIAL CONCEPT.

5. Adjourn

Draft Minutes
Spanish Fork City Development Review Committee
80 South Main Street
Spanish Fork, Utah
September 3, 2025

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

Citizens Present: David Simpson, Nikolas Simpson, Kaden Cole, Spencer Young.

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

MINUTES

August 27, 2025

Dave Anderson moved to approve the minutes of August 27, 2025.

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

SITE PLAN

CULVERS DRIVE THRU EXPANSION

Ian Bunker presented the proposal from Culver's to expand their drive-thru facilities. The plan includes adding a second drive-thru lane with a new menu board and drive-thru island. He noted that the expansion would require the removal of some parking stalls. Based on his parking count, the site appeared to be under the required number of stalls by

one; however, he suggested that existing parking arrangements within the Canyon Creek area might help mitigate any concerns.

Josh Wagstaff raised a concern regarding a parking stall located to the north of the site, noting that maneuvering in and out of this space could be difficult. He stated this was his primary concern.

Byron Haslam agreed and questioned how the stall would be accessed. Staff acknowledged that the layout would require caution from vehicles backing in this area.

Seth Perrins inquired about the possibility of a cross-parking agreement with the adjacent property owned by Woodbury. He stated that in previous discussions with the property owner, it was indicated that no such agreement was currently in place.

Spencer Young, representing the applicant, confirmed that no agreement exists. He explained that he had approached the property owner about establishing one, but the owner's request for \$1,000 per stall was considered unreasonable. He stated that Culver's intends to manage parking within its own lot. Mr. Young reported that he had counted 45 stalls on site, though he acknowledged his count might have been inaccurate.

Further discussion focused on the total parking count. Mr. Young emphasized that the majority of Culver's business occurs through the drive-thru, which reduces the demand for on-site parking. He also stated that, if necessary, the parking lot could be reconfigured to meet requirements. He expressed that the proposed expansion would significantly improve the customer experience by reducing wait times and vehicle queuing through the lot.

Mr. Perrins noted that the parking requirement could be satisfied through a cross-access agreement and suggested that the City may need to reevaluate parking standards for these types of businesses.

Upon reevaluation, the parking count was confirmed at 45 stalls, which meets the City's requirements. Mr. Bunker apologized for his earlier miscount.

Dave Anderson commented that a shortfall of one stall would not be a major concern. He acknowledged the challenges of negotiating with the adjacent property owner but stated that it would not be unreasonable for customers to park nearby and walk. He added that the only recurring issue he had observed at the site was when the drive-thru line extended into the parking lot. He expressed optimism that the proposed second drive-thru lane would help alleviate this problem and improve stall usability.

Staff offered no additional comments.

John Little **moved** to approve the proposed Culvers Drive Thru Expansion Site Plan 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 redline comments are addressed.

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

ANNEXATIONS

STEPHENS-HILL ANNEXATION

Mr. Ian Bunker explained that this annexation was originally proposed in 2022 but the application has since expired. He clarified that City ordinance allows annexation applications to remain active for up to three years without action. The current proposal includes 27 parcels located on the northwest side of the community. He noted that signed petitions have been received from all but four property owners and that while it is unclear if the remaining owners are opposed, the applicant may be able to provide additional information. He emphasized that the majority of property owners support annexation.

Dave Anderson commented that the City Council would likely still welcome the remaining property owners into the City even without their signatures. He stated that the next step in the process will be a City Council discussion scheduled for the 16th of this month. He asked staff whether there were any outstanding concerns.

Cory Pierce reported that he had spoken with Jake Theurer from the Power Department, who indicated that one additional easement would need to be provided.

Mr. Anderson noted that the annexation lies in the path of development and expressed his support for moving forward at this time. He invited Dave Simpson to provide additional remarks on the proposal.

Mr. Simpson reported that some property owners, Nathan Ash, Allen Hatfield, and Paul Roach, have not expressed their support, while Barbara Janson was opposed but has since

sold her property to Mr. Simpson. He explained that Mr. Hatfield was initially supportive but has since withdrawn, though Mr. Simpson felt he could be persuaded to reconsider in the future. He noted that Mr. Hatfield may only be willing to annex the minimum required portion of his property if annexation is necessary.

In response to a question from Mr. Perrins, Mr. Simpson clarified that Mr. Hatfield's reluctance is not related to farming but rather to a general opposition to change. Mr. Simpson added that he has reassured Mr. Hatfield that property taxes could decrease under City jurisdiction.

Staff discussed electric service and easement needs related to the Power Department. It was also noted that the original annexation did not advance because the financial and utility service analysis at the time did not support moving forward.

The discussion concluded with Mr. Simpson stating that he would reach out to Mr. Hatfield and Mr. Roach to update them on the annexation's progress. Mr. Anderson advised Mr. Simpson that properties located within the Money-Agriculture Protection Area would need to apply through Utah County to be removed from that designation prior to recording the annexation plat.

Dave Anderson **moved** to recommend that the proposed Stephens-Hill Annexation be accepted by the City Council for further study 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 staff believes that this area can be serviced by municipal services.
3. That the proposed annexation area appears to be in the path of development.

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

Dave Anderson moved to adjourn the meeting at 10:27 a.m.

Adopted:

Kasey Woodard
Community Development Division
Secretary



ASG Warehouse
Site Plan
1249 West 3470 North
2 acres
I-1 Light Industrial
General Plan Designation
Industrial



PROPOSAL

The Applicant has applied for Site Plan approval to construct an office/warehouse industrial building with an accompanying screened outdoor storage yard on the subject properties. The site is inclusive of Lots 10 and 12 of the North Airport Industrial Subdivision, Plat B. The Applicant is not proposing to combine the lots but has provided the necessary easements.

The proposed building height of 37 feet has been reviewed for approval by the FAA. This was required due to the site's proximity to the airport.

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

STAFF RECOMMENDATION

That the proposed ASG Warehouse 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 the petition process to remove land from an Agricultural Protection Area be completed.
4. That the cross-access and shared storm drain easement between lots 10 and 12 be recorded prior to the issuance of a building permit.

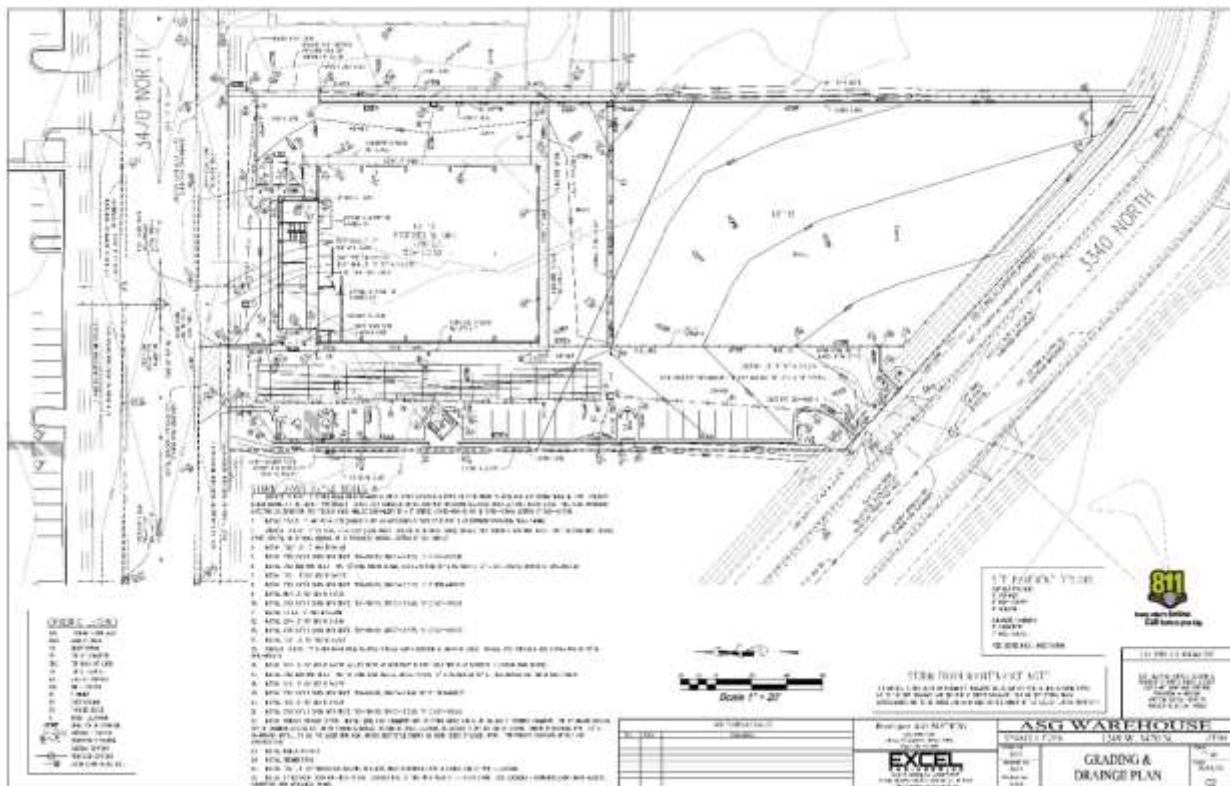
EXHIBITS

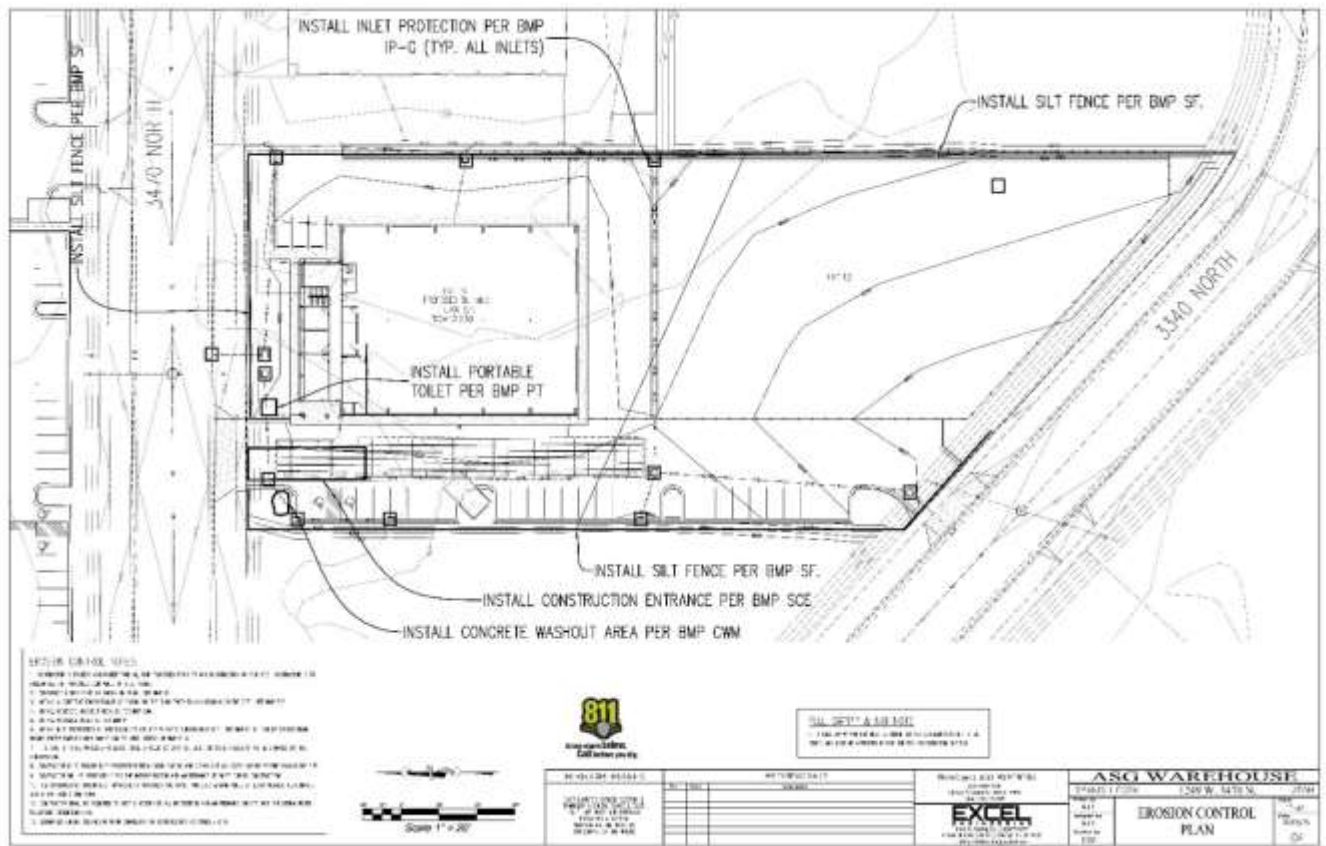
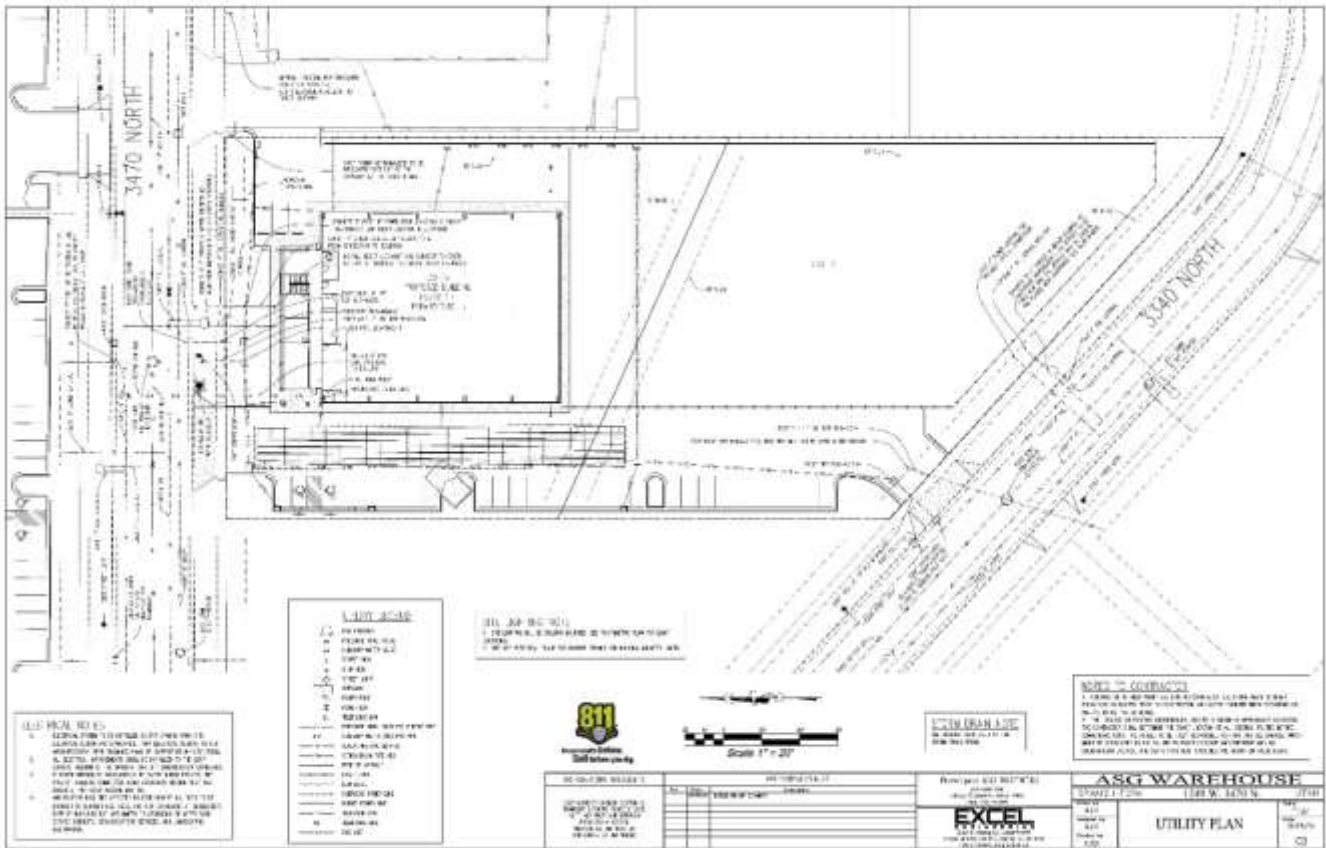
1. Area Maps
2. Site Plan
3. Landscaping
4. Building Elevations
5. Easement(s)

EXHIBIT 1



1249 W. 3470 N.





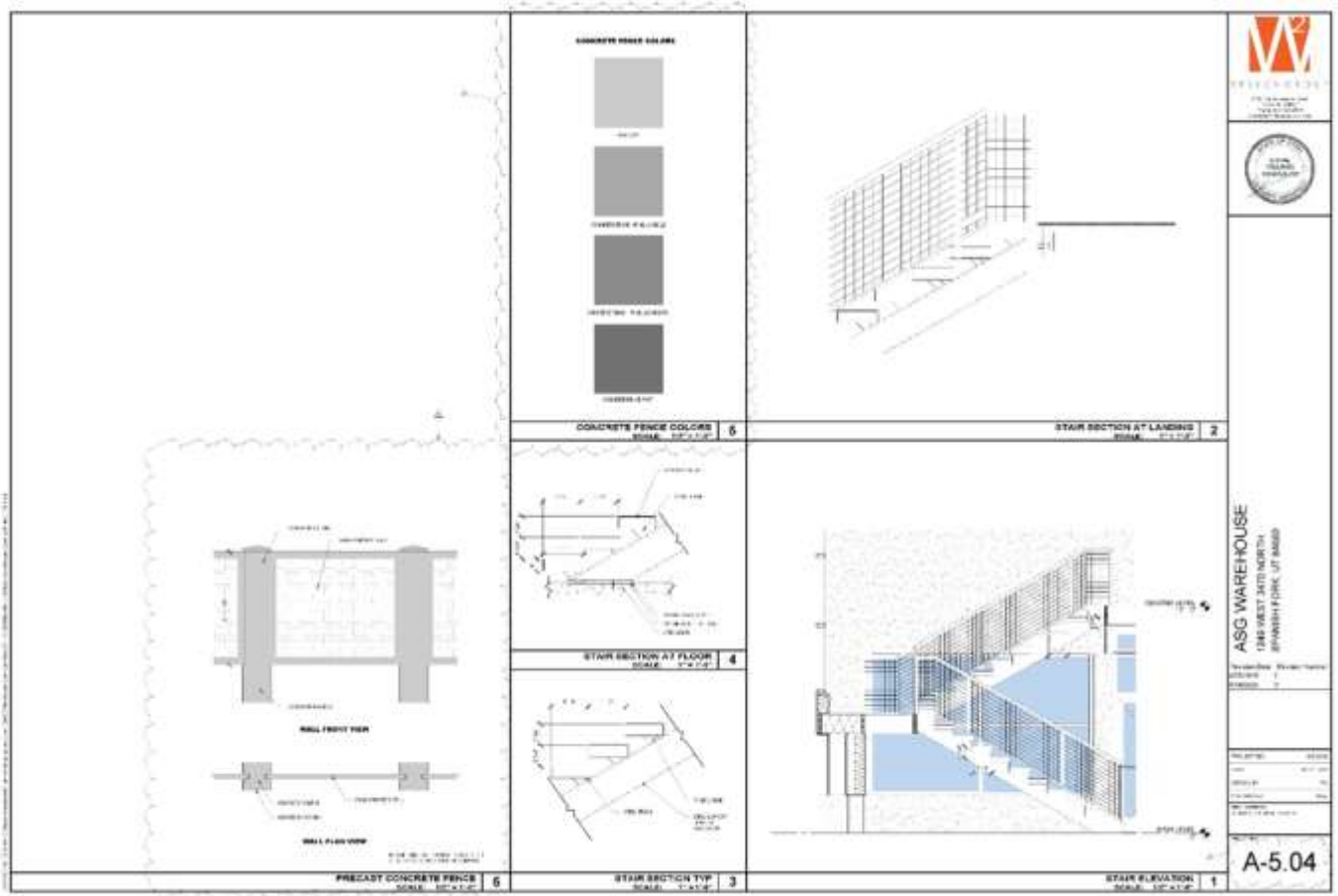
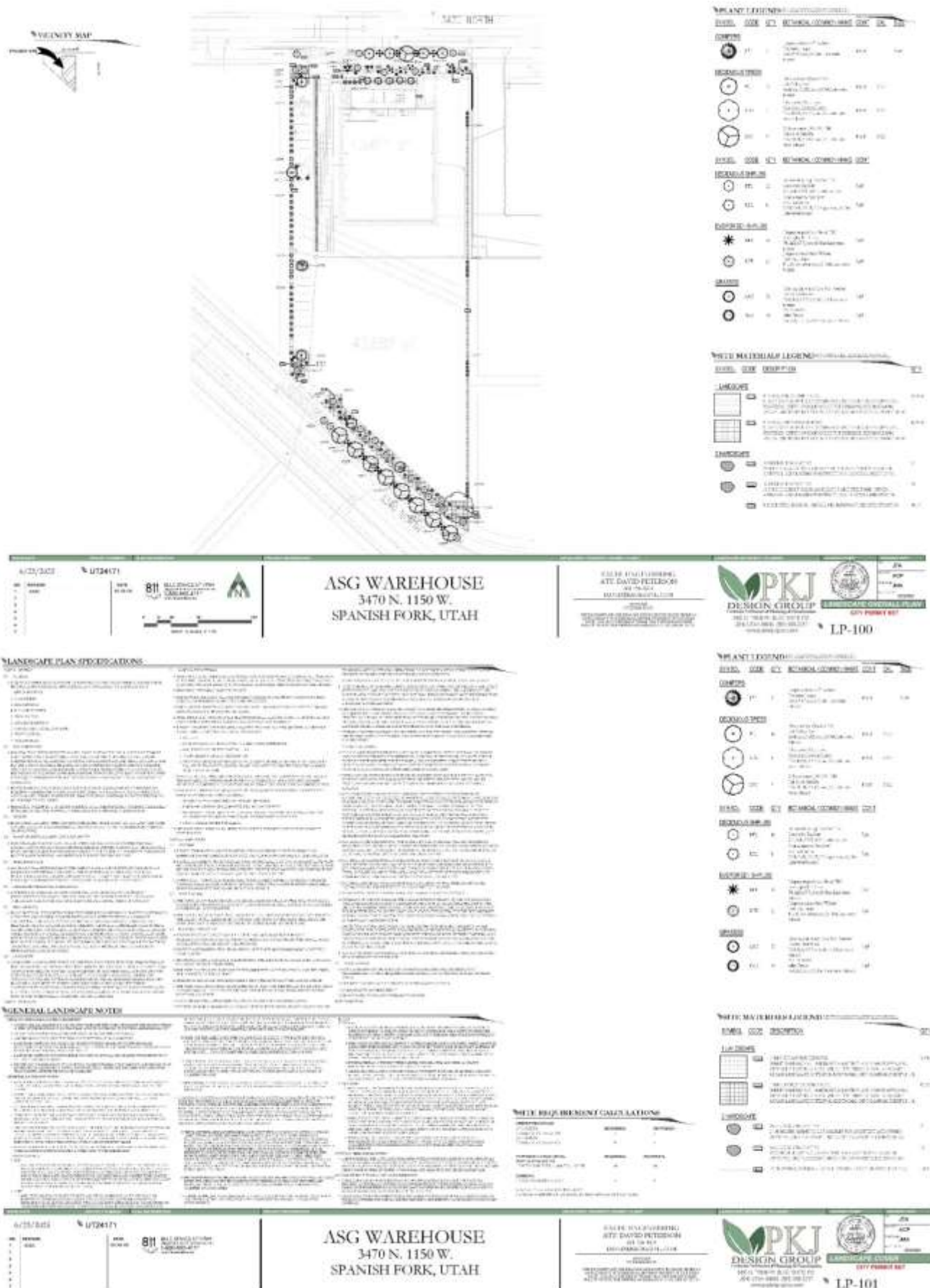
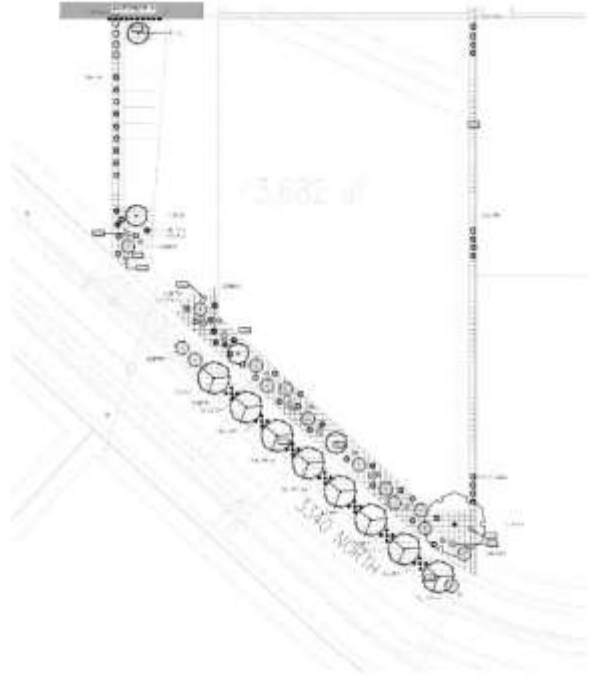
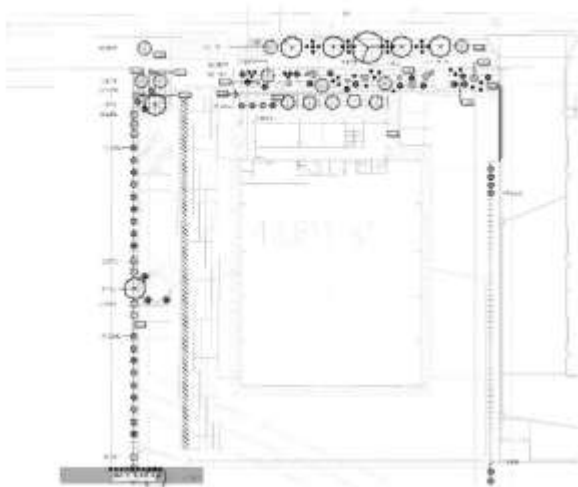


EXHIBIT 3



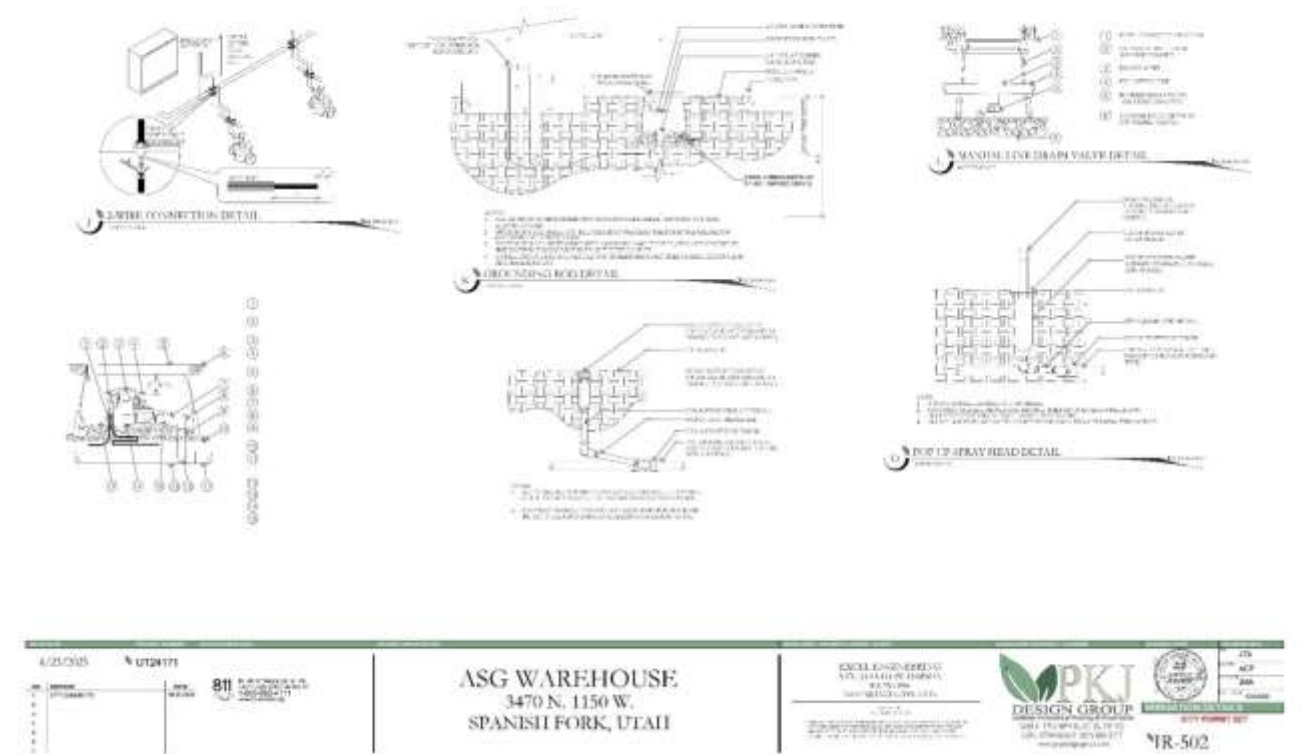
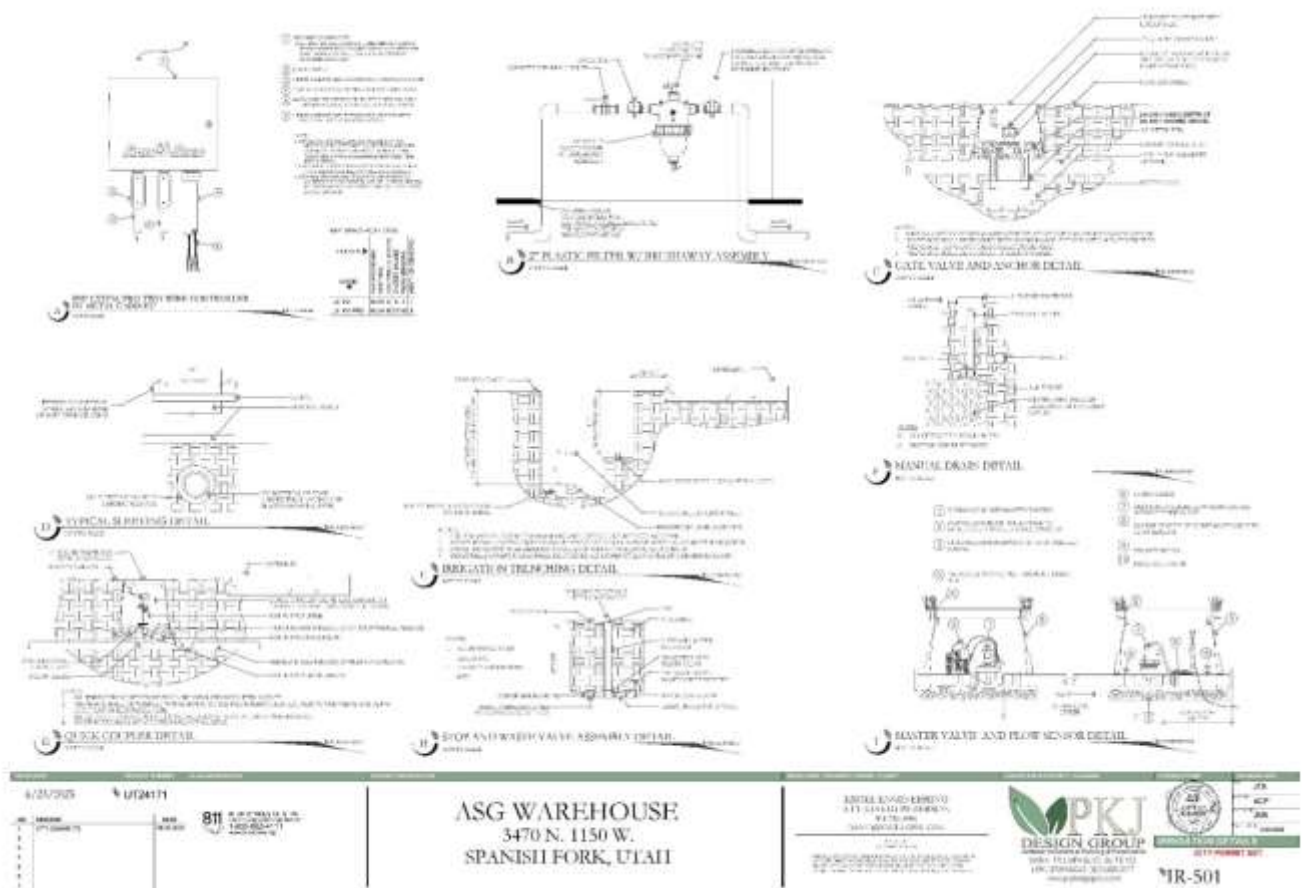


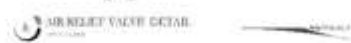
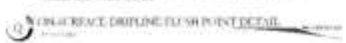
6/25/2015 UT20177 	ASG WAREHOUSE 3470 N. 1150 W. SPANISH FORK, UTAH	CIVIL ENGINEERING ALL-DAY DESIGN 1150 N. 1150 W. SPANISH FORK, UTAH 84660 (435) 466-1150 www.all-day-design.com	PKJ DESIGN GROUP 1150 N. 1150 W. SPANISH FORK, UTAH 84660 (435) 466-1150 www.pkjdesigngroup.com	LP-102
--------------------------	---	--	--	--------

<p>A. ECHOVISTA TREE PLANTING</p>	<p>B. TREE ON MAIN ST. ONE TO TWO FEET</p>	<p>C. TREE W/ OPEN, CONSISTENT SOIL, AND SHEDS</p>
<p>D. EXTERIOR TREES PLANTING</p>	<p>E. STRIP, MEDIAN AND SOIL</p>	<p>F. PERENNIAL PLANTING</p>
<p>G. METAL EDGING DETAIL</p>	<p>H. PERENNIAL PLANTING DETAIL</p>	<p>I. POULDER AND DRY STREAM BED DETAIL</p>

6/25/2015 UT20177 	ASG WAREHOUSE 3470 N. 1150 W. SPANISH FORK, UTAH	CIVIL ENGINEERING ALL-DAY DESIGN 1150 N. 1150 W. SPANISH FORK, UTAH 84660 (435) 466-1150 www.all-day-design.com	PKJ DESIGN GROUP 1150 N. 1150 W. SPANISH FORK, UTAH 84660 (435) 466-1150 www.pkjdesigngroup.com	LP-501
--------------------------	---	--	--	--------







IR-503

EXHIBIT 4



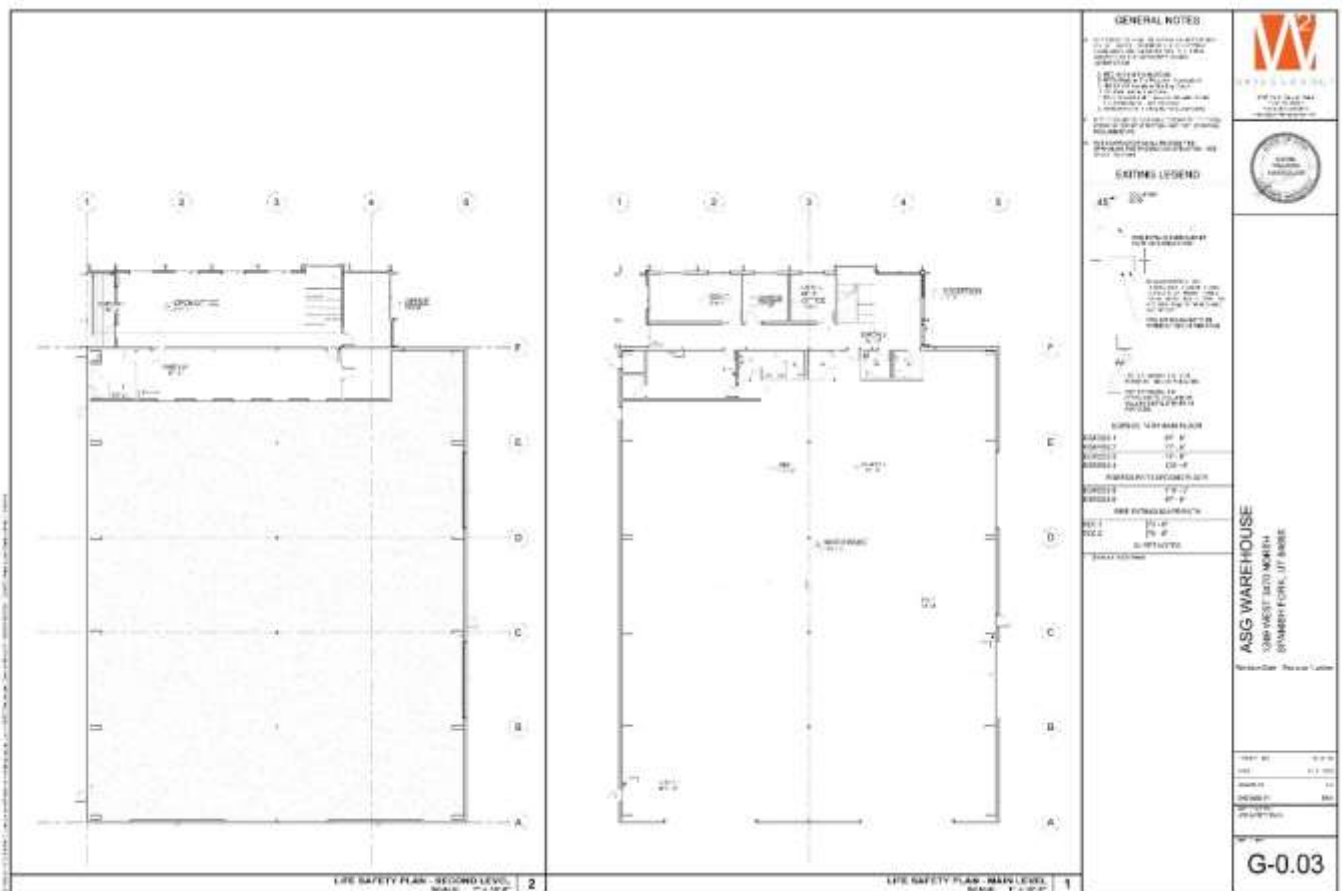
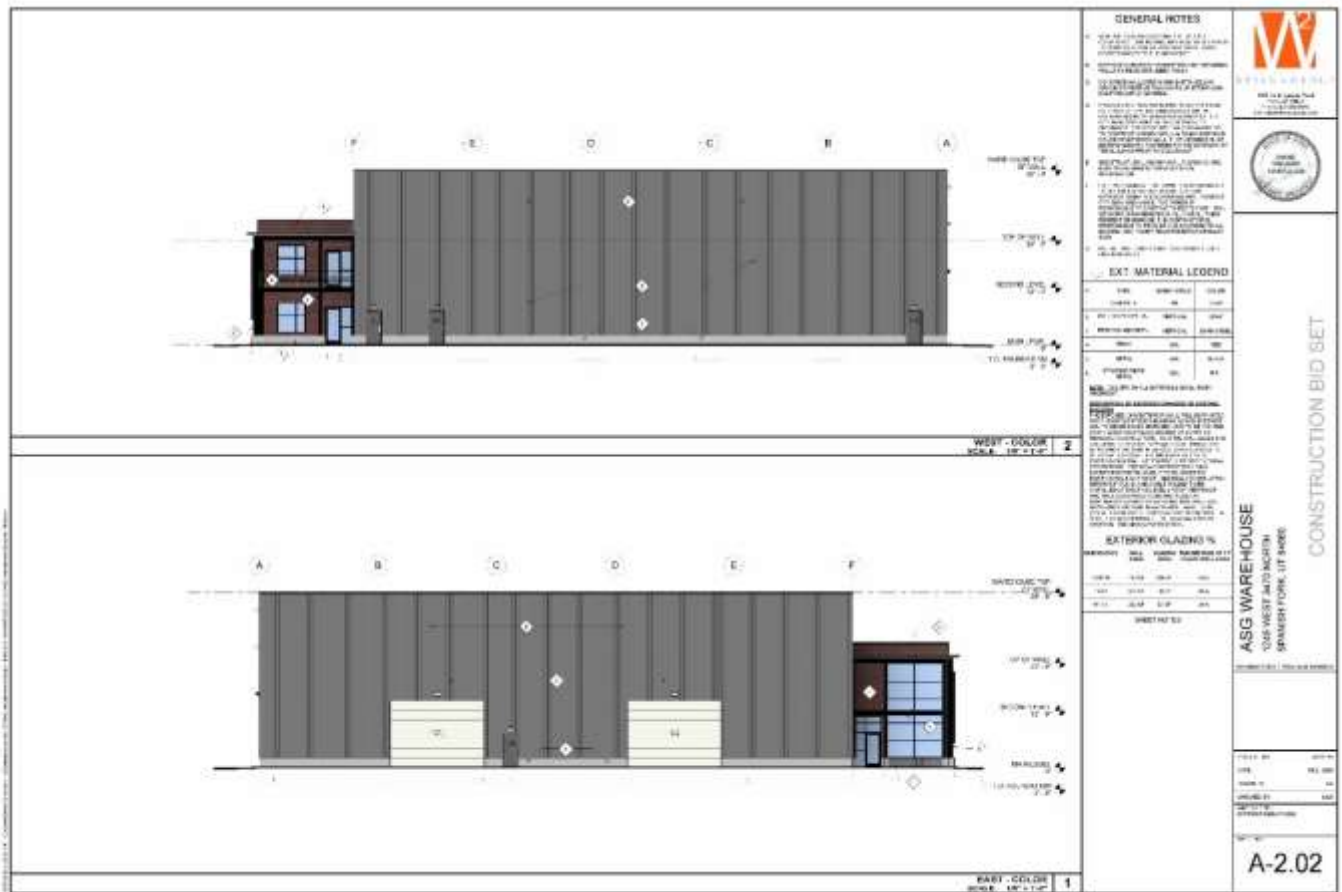


EXHIBIT 5

When recorded return to:
CAM-MIL, LLC
219 E 360 S
LEHI, UT 84043

PERPETUAL CROSS ACCESS AGREEMENT

THIS PERPETUAL CROSS ACCESS & SHARED STORM DRAIN AGREEMENT is made this ____ day of June, 2025, by and between CAM-MIL, LLC, (as "Grantor"), and CAM-MIL, LLC.

RECITALS

- A. Grantor owns certain real property located in Utah County, Utah, legally described as Exhibit "B" with Tax Parcel of: 47-416-0010.
- B. Grantee(s) owns certain real properties located adjacent to the Grantor property and is legally described as Exhibit "C" with a Tax Parcel: 47-416-0012.
- C. Grantor hereby grants a PERPETUAL CROSS ACCESS for the use of the driveway access located along the West side of the Grantor's parcel.
- D. Grantor hereby grants a SHARED STORM DRAIN AGREEMENT for the shared use of the underground storm drain facilities on the Grantor's property and for the perpetual shared maintenance of the subject storm drain facilities.

TERMS AND CONDITIONS

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, and based upon the mutual promises and subject to the terms and conditions set forth below, the Parties agree as follows:

- 1. Grantee(s) agree to pay 50% of the maintenance cost of the shared drive accesses and the storm drain facilities, additionally the adjacent property owners agree to repair any curb, asphalt or other improvements on Grantors property back to the original condition when they connect the shared access.
- 2. Use Restrictions. Grantee and Grantee's Parties shall use only for access purposes.
- 3. Run with the Land. Subject to the terms and conditions contained herein, this Agreement shall be considered a covenant that runs with the land herein described and shall inure to the benefit of and shall be binding upon the Parties hereto and their respective successors and assigns.

NOW WHEREFORE, this Agreement was executed by Grantor and Grantee as of the Effective Date.
Dated: June ___, 2025

GRANTOR:

CAM-MIL, LLC
BY:
ITS:

GRANTEE(S):

CAM-MIL, LLC
BY:
ITS:

NOTARY ACKNOWLEDGMENT(S)

STATE OF UTAH

COUNTY OF UTAH

On the ____ day of June, 2025, personally appeared before me _____, the
signer(s) of the foregoing instrument, who duly sworn did say, each of himself, that the said
_____ is the Member and/or a duly-authorized officer of CAM-MIL, LLC,
and that the within and foregoing instrument was signed in behalf of said company by authority of a
resolution of its managers and/or members and the said _____,
acknowledged to me that said company executed the same.

Notary Public

STATE OF UTAH

COUNTY OF UTAH

On the ____ day of June, 2025, personally appeared before me _____, the
signer(s) of the foregoing instrument, who duly sworn did say, each of himself, that the said
_____ is the Member and/or a duly-authorized officer of CAM-MIL, LLC,
and that the within and foregoing instrument was signed in behalf of said company by authority of a
resolution of its managers and/or members and the said _____,
acknowledged to me that said company executed the same.

Notary Public

EXHIBIT "B"
(Grantor Property)

Lot 10, Plat "B", NORTH AIRPORT INDUSTRIAL SUBDIVISION, Spanish Fork, Utah, according to the official plat thereof on file and of record in the office of the Utah County Recorder.

Tax Parcel: 47-416-0010

EXHIBIT "C"
(Grantee(s) Property)

Lot 12, Plat "B", NORTH AIRPORT INDUSTRIAL SUBDIVISION, Spanish Fork, Utah, according to the official plat thereof on file and of record in the office of the Utah County Recorder.

Tax Parcel: 47-416-0012



River Run Plat H
Final Plat
320 E. Volunteer Dr.
1.91 acres
R-3 with the MPD Overlay
General Plan Designation
High Density Residential



PROPOSAL

The Applicant has requested that a Final Plat with 27 residential units be approved as part of a Master Planned Development. This phase (Plat H) will include 17 townhome units and 10 condominium units. The building elevations were previously reviewed and approved with the Preliminary Plat.

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

STAFF RECOMMENDATION

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

Findings

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

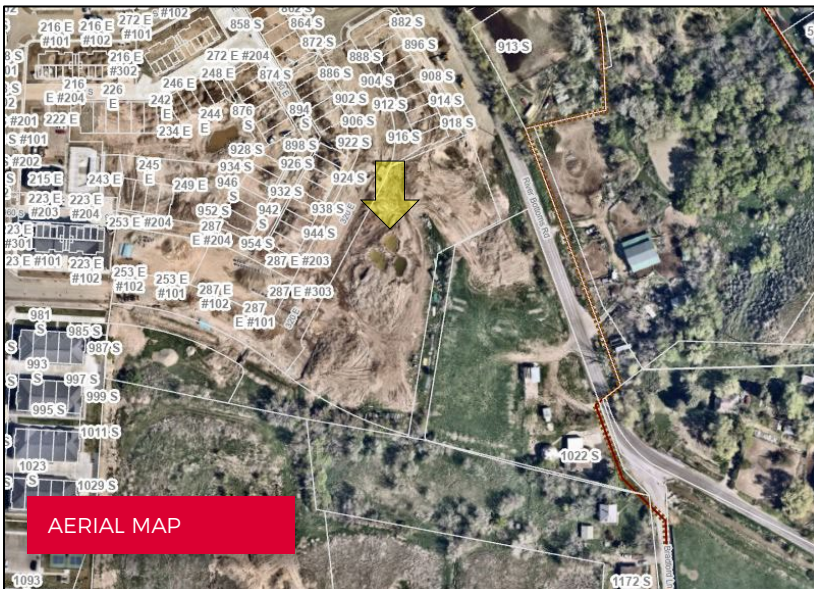
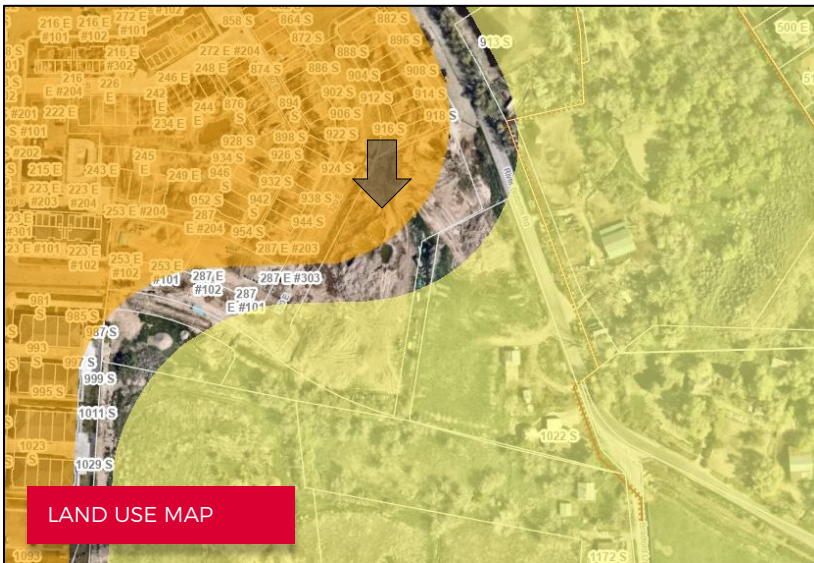
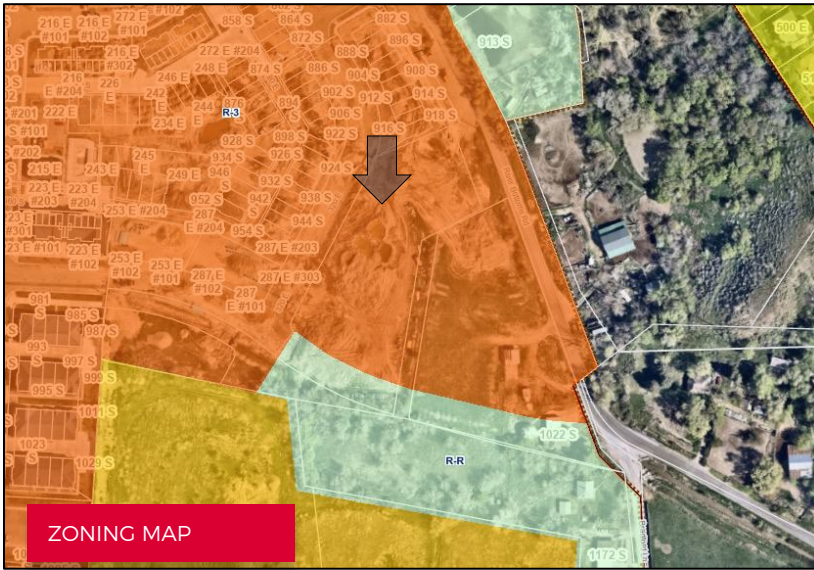
Conditions

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 are addressed by the Applicant.

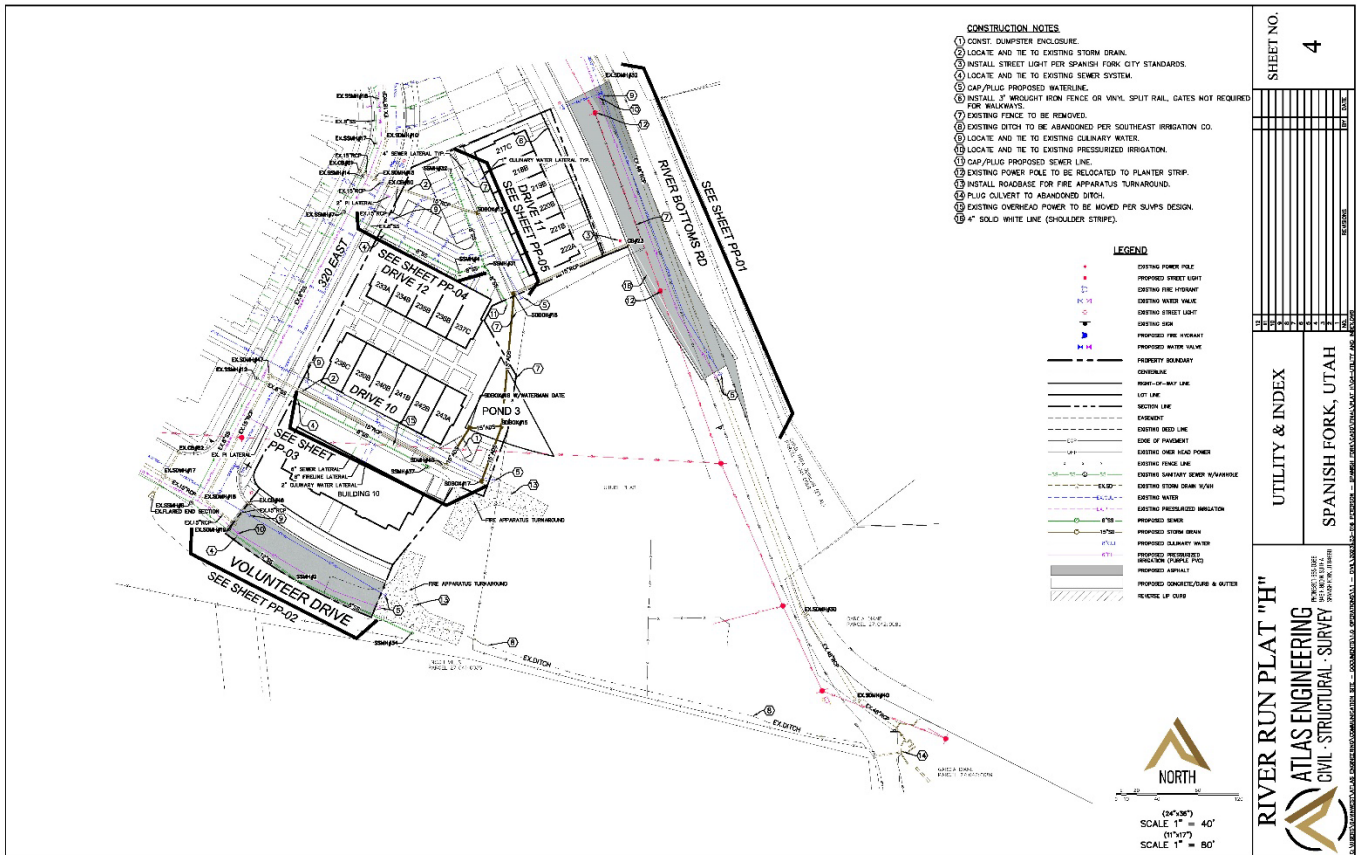
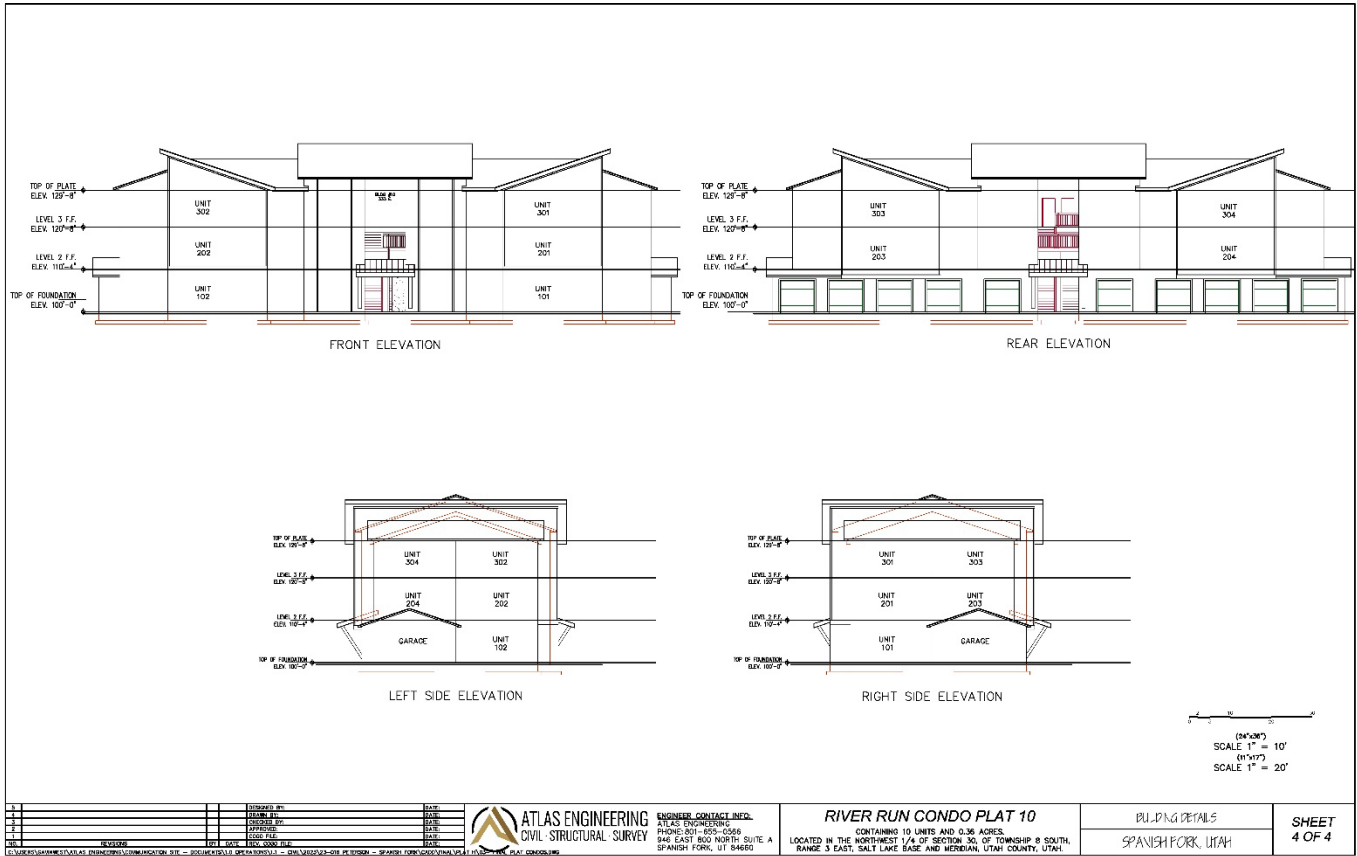
EXHIBITS

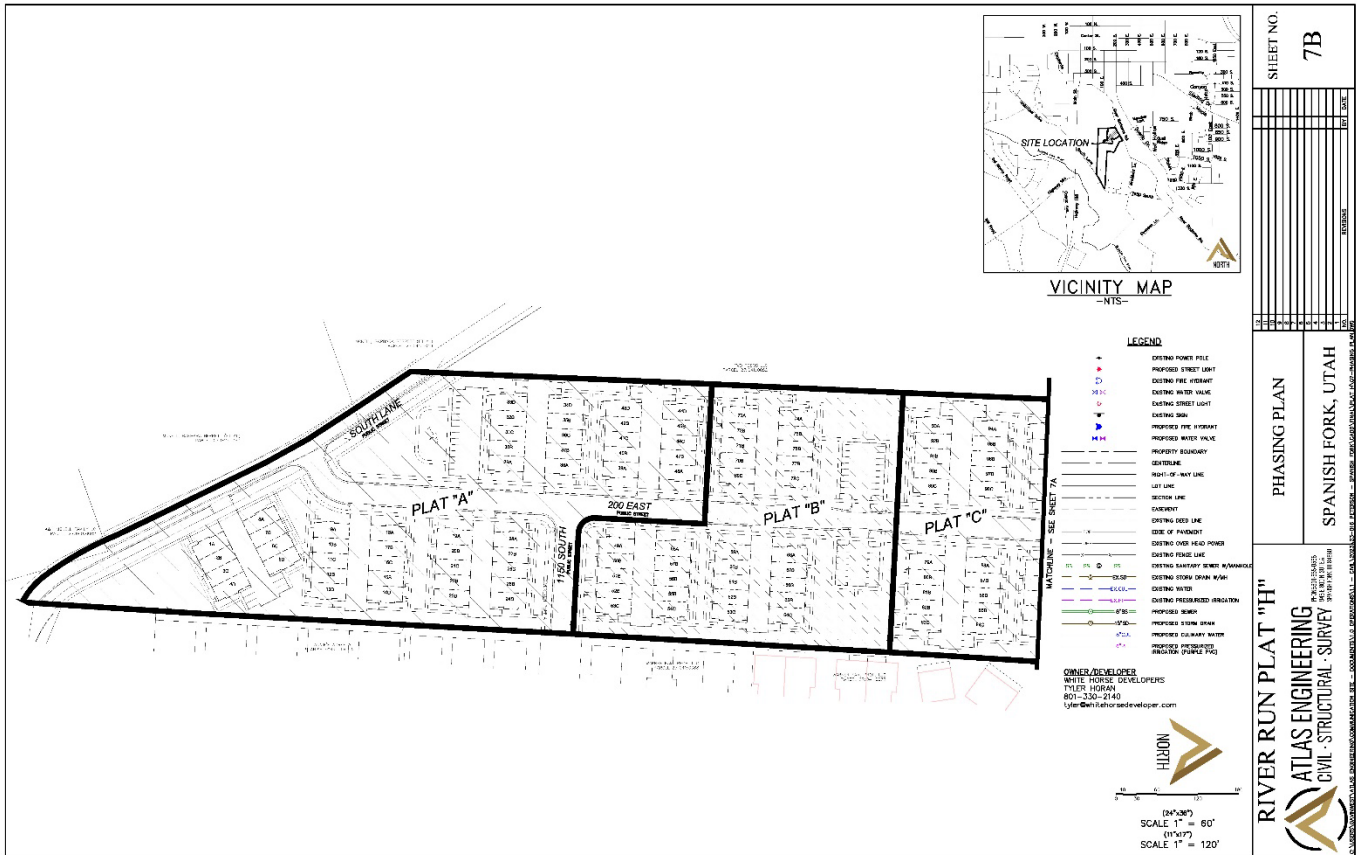
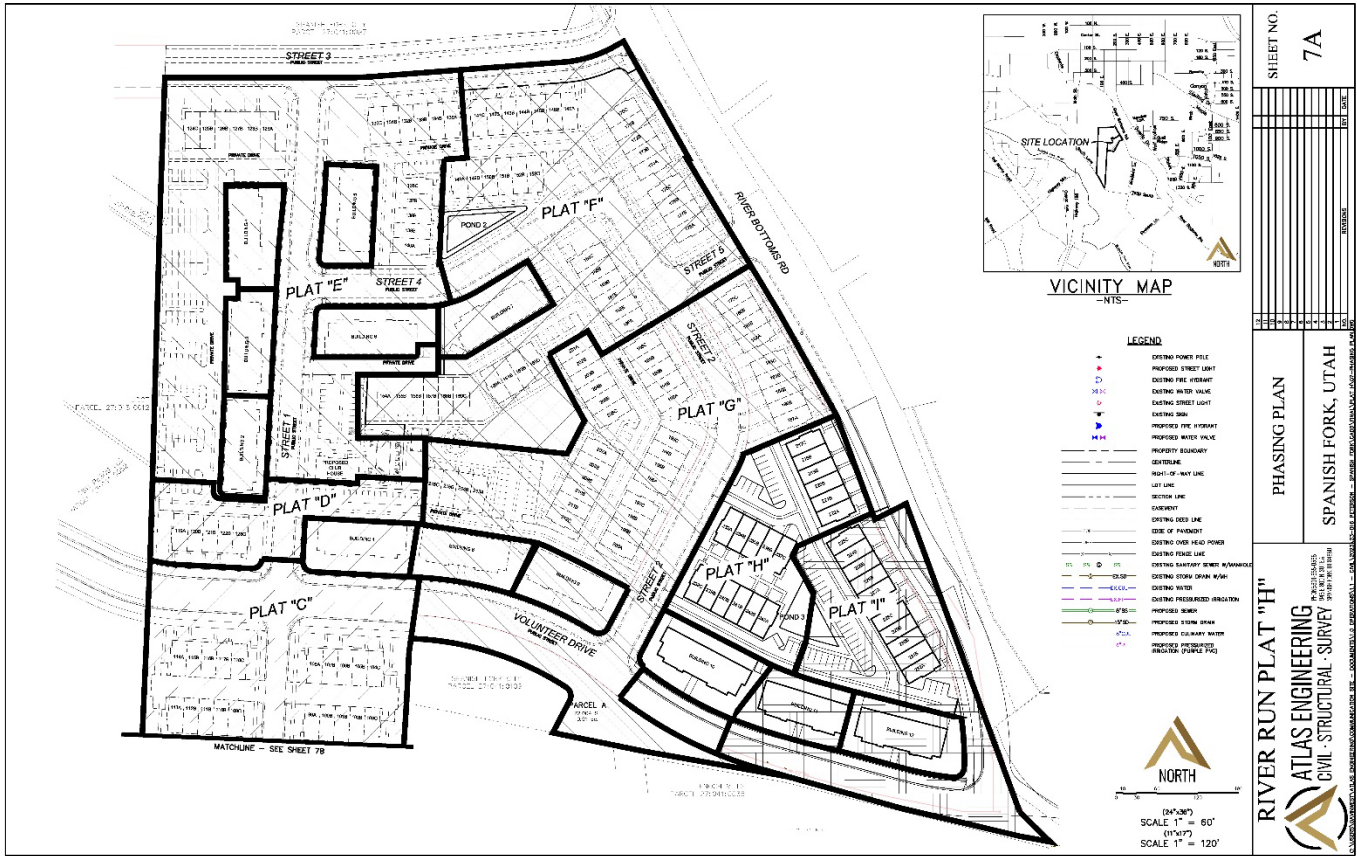
1. Area Maps
2. Civil Plans
3. Landscaping

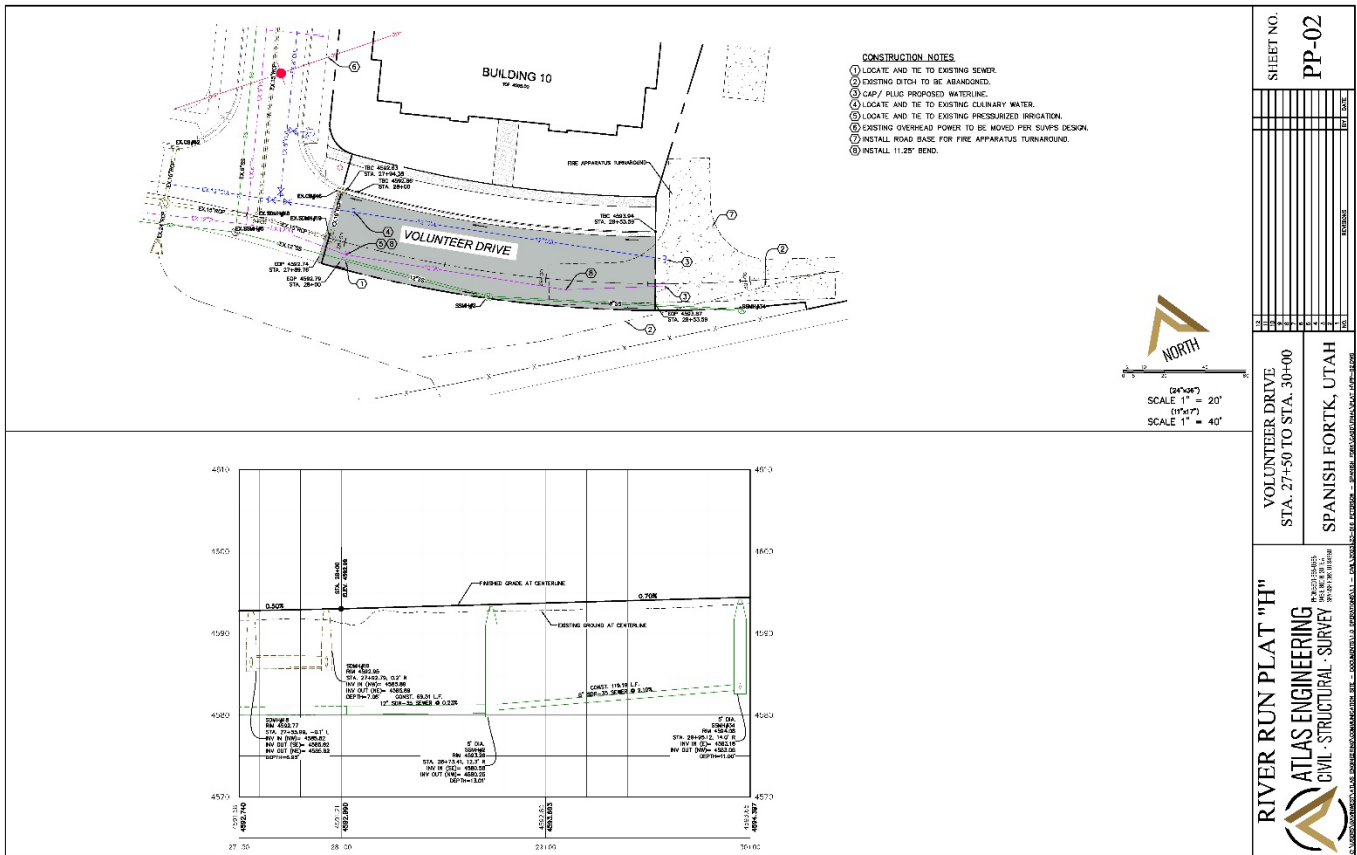
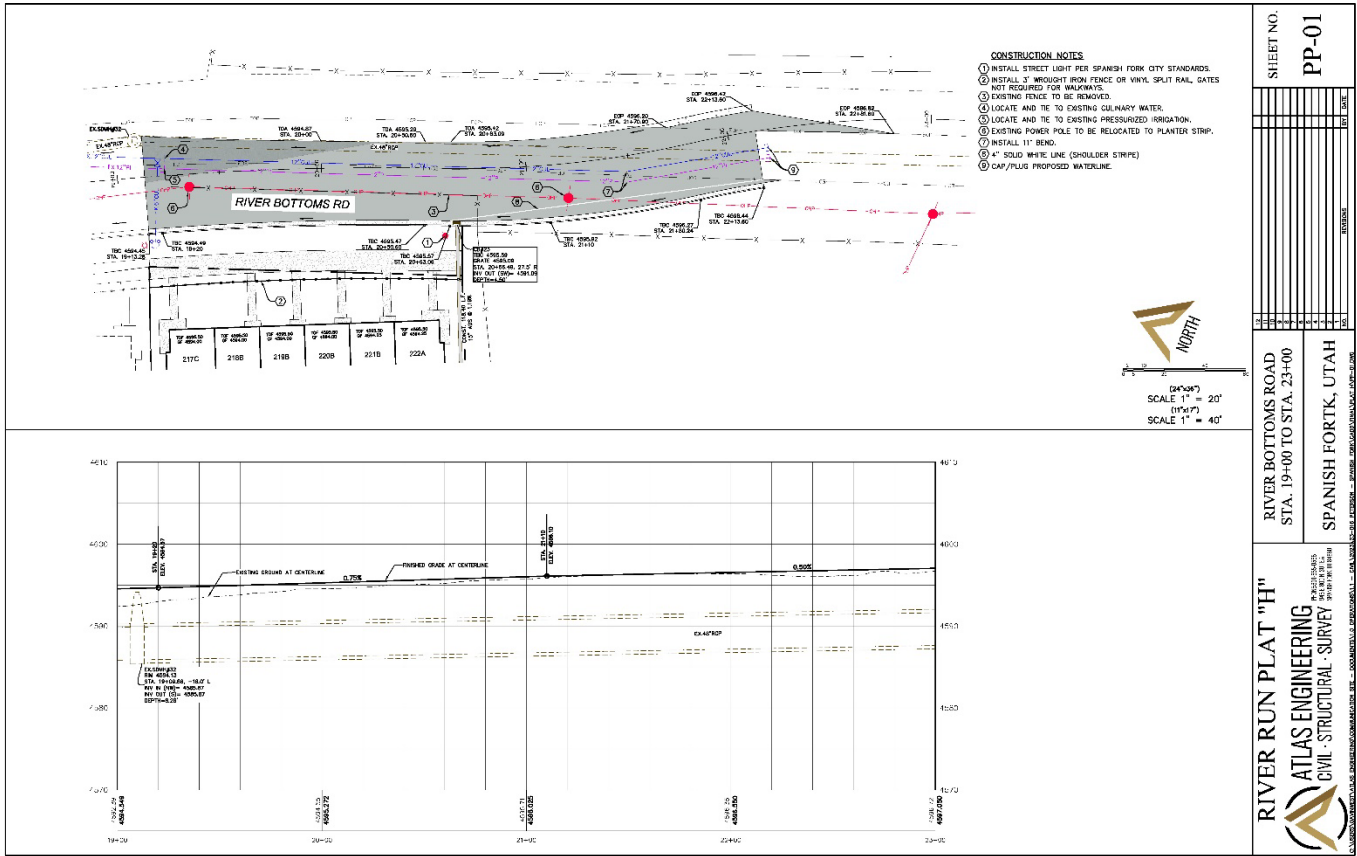
EXHIBIT 1

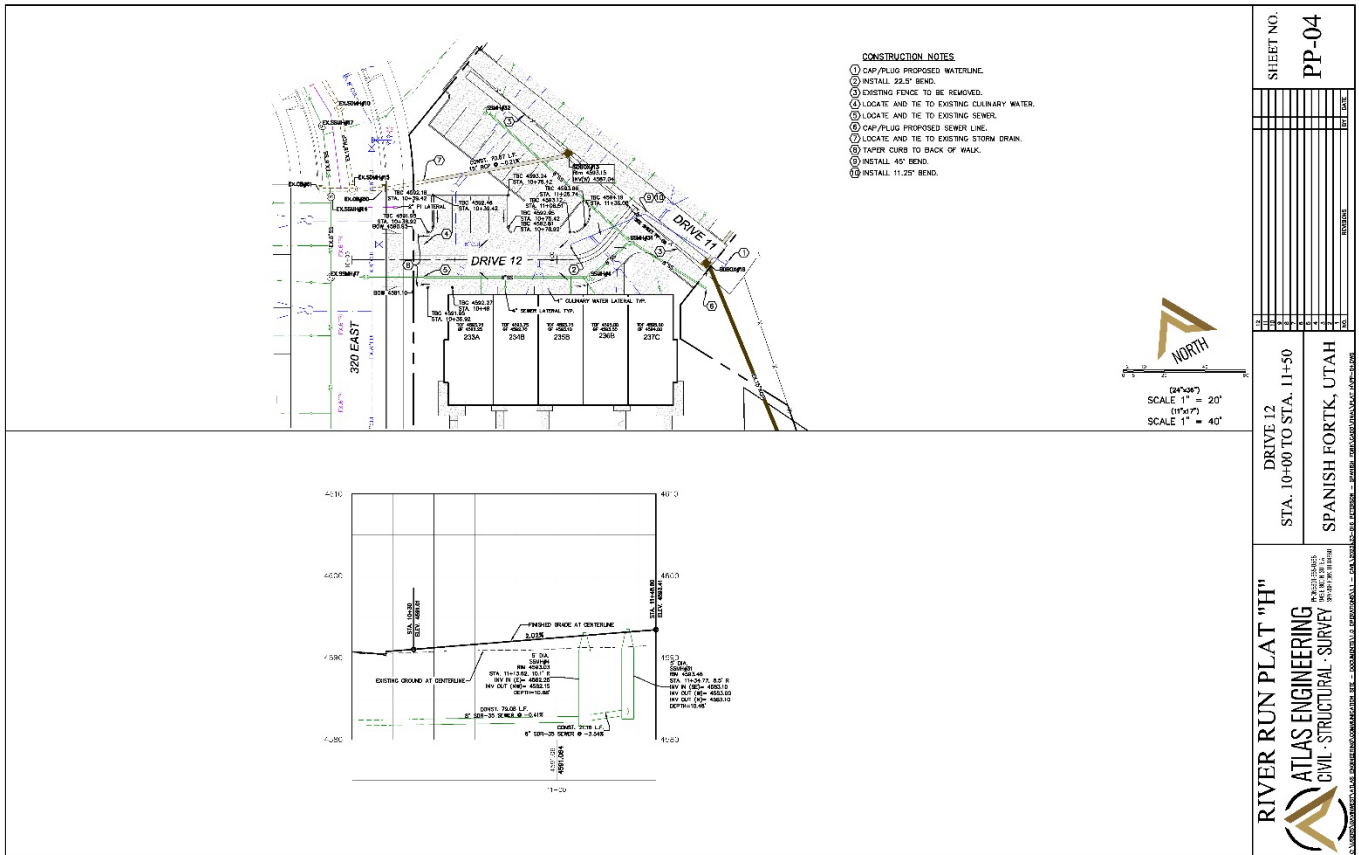
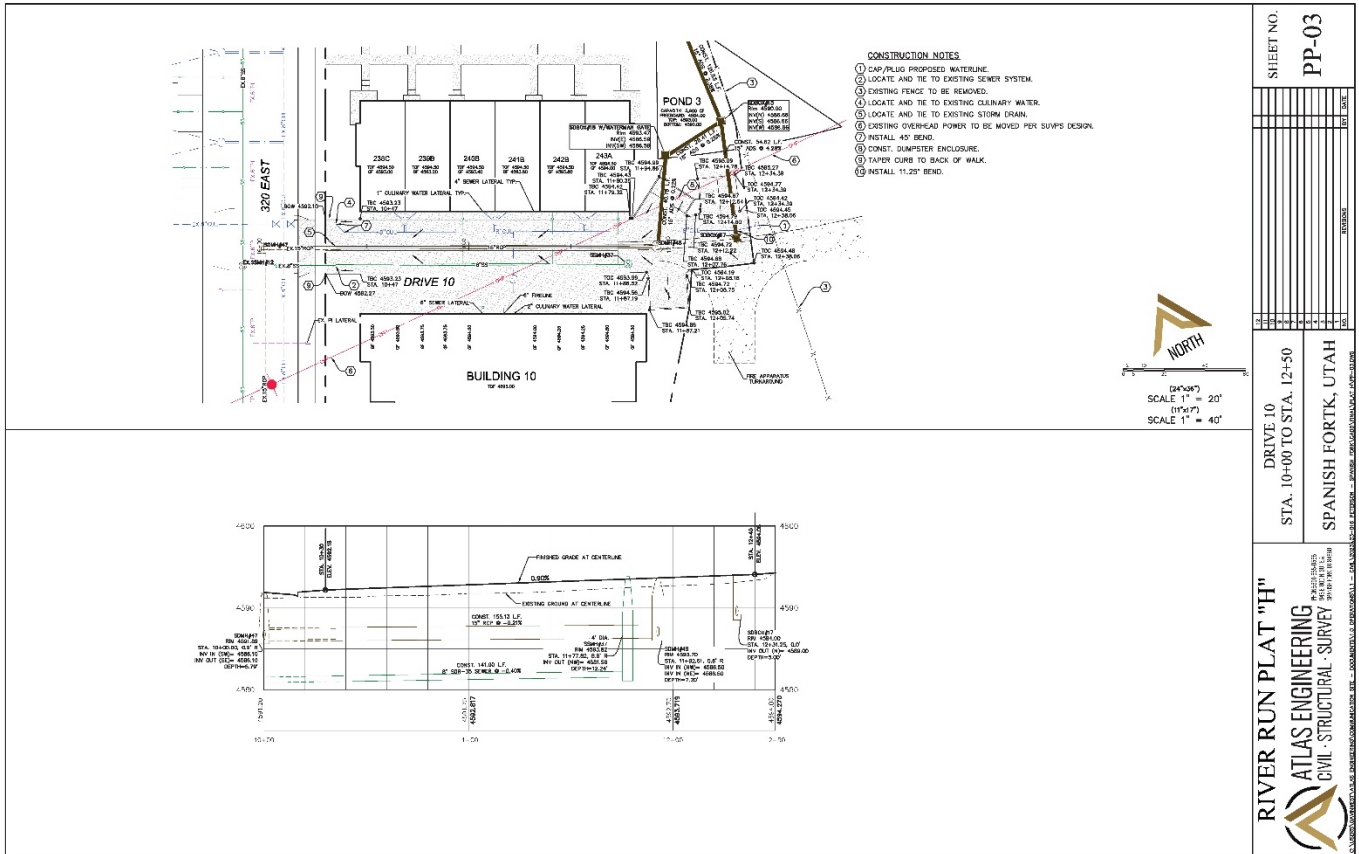


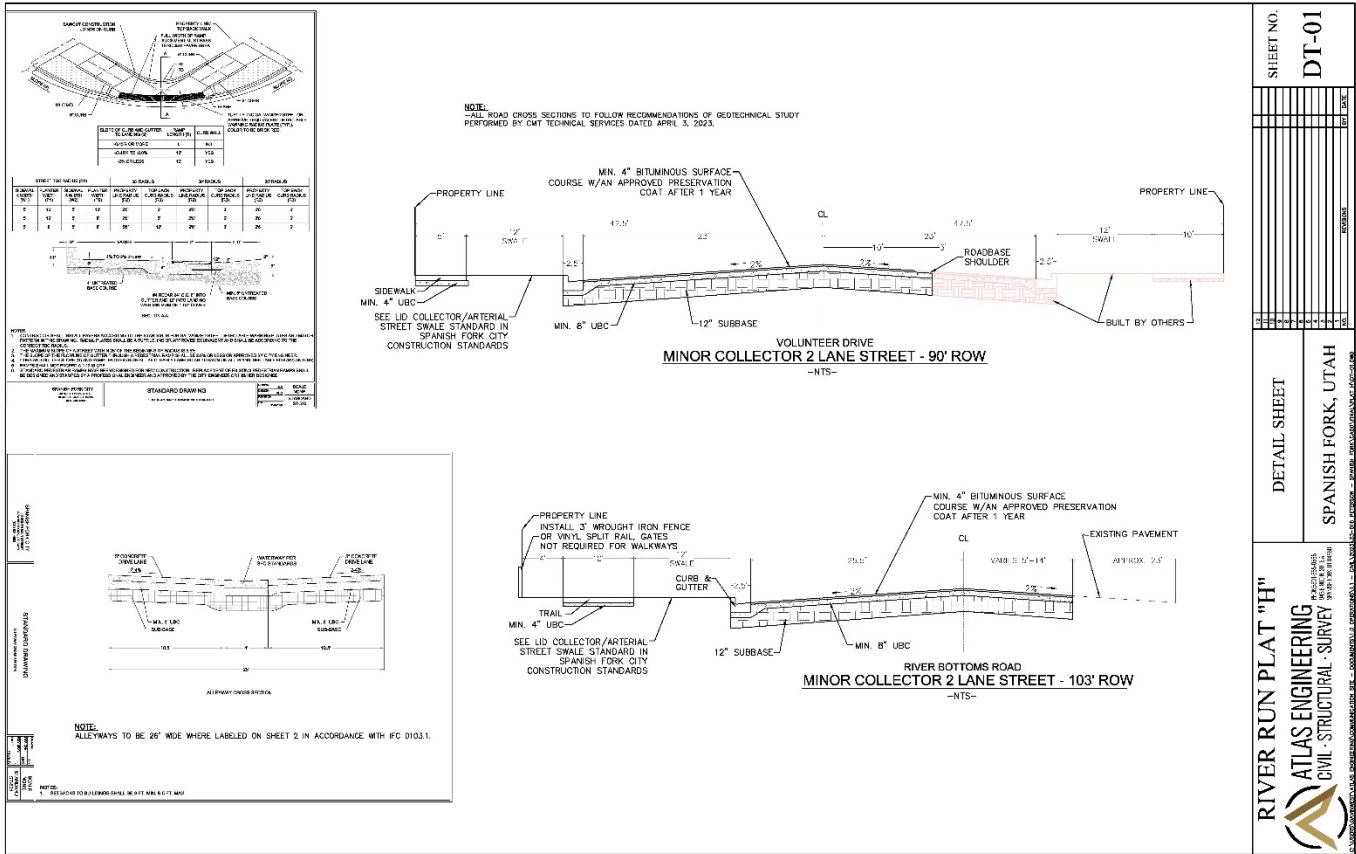
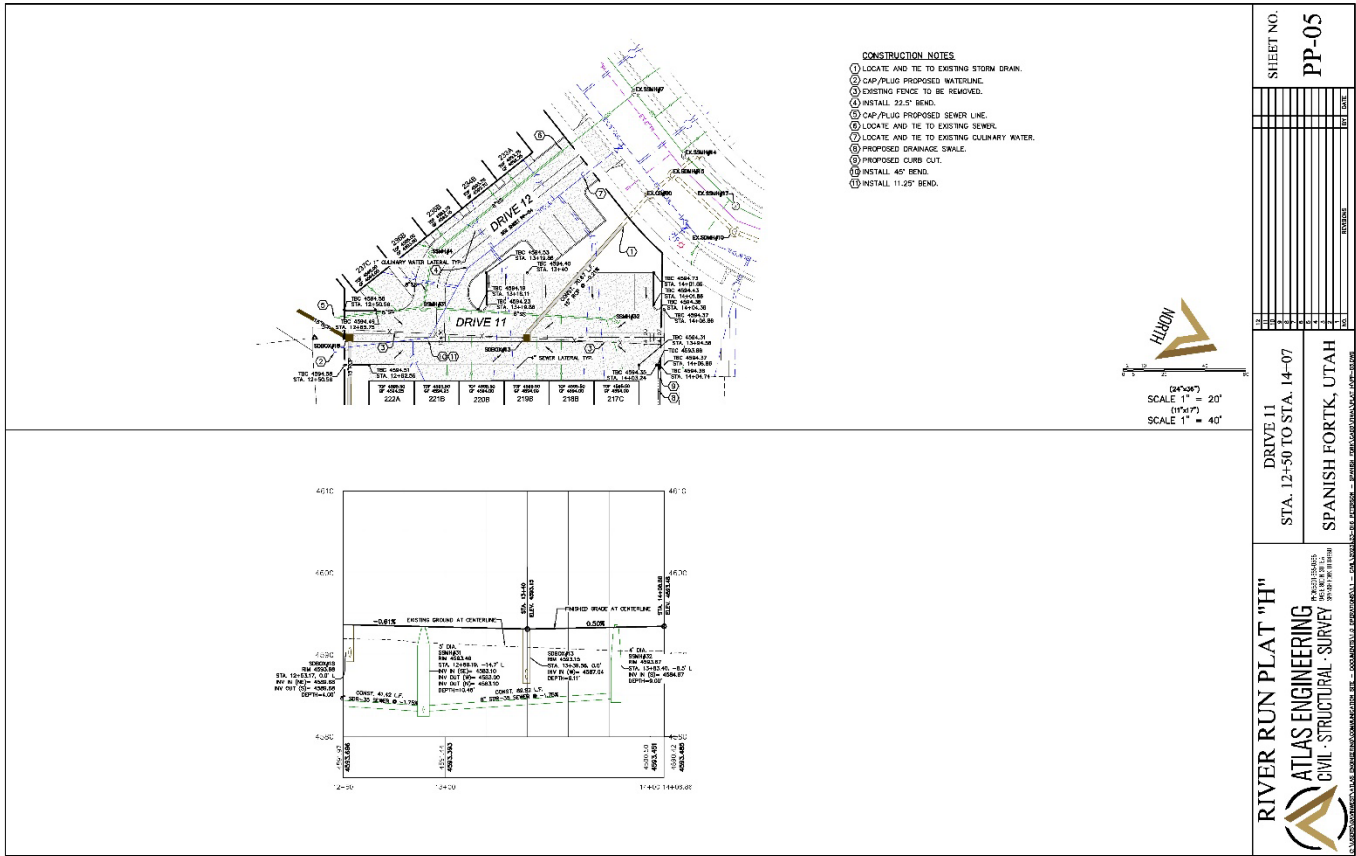












[illegible]

RIVER RUN PLAT "H"
ATLAS ENGINEERING
CIVIL · STRUCTURAL · SURVEY
PO BOX 141
1011 GLEN AVE
PUEBLO, CO 81001
719.255.1999

EXHIBIT 3





RIVER RUN
PLAT H BUILDING PERMIT

SPANISH FORK, UTAH

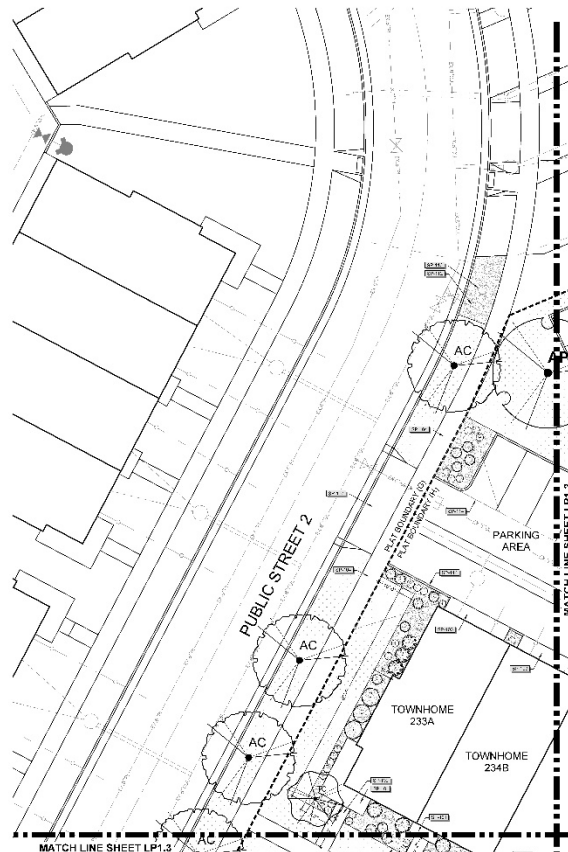


PREPARED FOR:
VIR & RICHARD LANE
PROJECT NO. 2017-011

DATE	BY	REVISION
08/01/2017	LDG	01

OVERALL SHEET KEY

LP1.0



REFERENCE NOTES

CODE	DESCRIPTION
1	Planting Area
2	Planting Area
3	Planting Area
4	Planting Area
5	Planting Area
6	Planting Area
7	Planting Area
8	Planting Area
9	Planting Area
10	Planting Area
11	Planting Area
12	Planting Area
13	Planting Area
14	Planting Area
15	Planting Area
16	Planting Area
17	Planting Area
18	Planting Area
19	Planting Area
20	Planting Area
21	Planting Area
22	Planting Area
23	Planting Area
24	Planting Area
25	Planting Area
26	Planting Area
27	Planting Area
28	Planting Area
29	Planting Area
30	Planting Area
31	Planting Area
32	Planting Area
33	Planting Area
34	Planting Area
35	Planting Area
36	Planting Area
37	Planting Area
38	Planting Area
39	Planting Area
40	Planting Area
41	Planting Area
42	Planting Area
43	Planting Area
44	Planting Area
45	Planting Area
46	Planting Area
47	Planting Area
48	Planting Area
49	Planting Area
50	Planting Area
51	Planting Area
52	Planting Area
53	Planting Area
54	Planting Area
55	Planting Area
56	Planting Area
57	Planting Area
58	Planting Area
59	Planting Area
60	Planting Area
61	Planting Area
62	Planting Area
63	Planting Area
64	Planting Area
65	Planting Area
66	Planting Area
67	Planting Area
68	Planting Area
69	Planting Area
70	Planting Area
71	Planting Area
72	Planting Area
73	Planting Area
74	Planting Area
75	Planting Area
76	Planting Area
77	Planting Area
78	Planting Area
79	Planting Area
80	Planting Area
81	Planting Area
82	Planting Area
83	Planting Area
84	Planting Area
85	Planting Area
86	Planting Area
87	Planting Area
88	Planting Area
89	Planting Area
90	Planting Area
91	Planting Area
92	Planting Area
93	Planting Area
94	Planting Area
95	Planting Area
96	Planting Area
97	Planting Area
98	Planting Area
99	Planting Area
100	Planting Area

OVERALL PLANT LEGEND - PLAT H

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
1	Planting Area	101	Planting Area
2	Planting Area	102	Planting Area
3	Planting Area	103	Planting Area
4	Planting Area	104	Planting Area
5	Planting Area	105	Planting Area
6	Planting Area	106	Planting Area
7	Planting Area	107	Planting Area
8	Planting Area	108	Planting Area
9	Planting Area	109	Planting Area
10	Planting Area	110	Planting Area
11	Planting Area	111	Planting Area
12	Planting Area	112	Planting Area
13	Planting Area	113	Planting Area
14	Planting Area	114	Planting Area
15	Planting Area	115	Planting Area
16	Planting Area	116	Planting Area
17	Planting Area	117	Planting Area
18	Planting Area	118	Planting Area
19	Planting Area	119	Planting Area
20	Planting Area	120	Planting Area
21	Planting Area	121	Planting Area
22	Planting Area	122	Planting Area
23	Planting Area	123	Planting Area
24	Planting Area	124	Planting Area
25	Planting Area	125	Planting Area
26	Planting Area	126	Planting Area
27	Planting Area	127	Planting Area
28	Planting Area	128	Planting Area
29	Planting Area	129	Planting Area
30	Planting Area	130	Planting Area
31	Planting Area	131	Planting Area
32	Planting Area	132	Planting Area
33	Planting Area	133	Planting Area
34	Planting Area	134	Planting Area
35	Planting Area	135	Planting Area
36	Planting Area	136	Planting Area
37	Planting Area	137	Planting Area
38	Planting Area	138	Planting Area
39	Planting Area	139	Planting Area
40	Planting Area	140	Planting Area
41	Planting Area	141	Planting Area
42	Planting Area	142	Planting Area
43	Planting Area	143	Planting Area
44	Planting Area	144	Planting Area
45	Planting Area	145	Planting Area
46	Planting Area	146	Planting Area
47	Planting Area	147	Planting Area
48	Planting Area	148	Planting Area
49	Planting Area	149	Planting Area
50	Planting Area	150	Planting Area
51	Planting Area	151	Planting Area
52	Planting Area	152	Planting Area
53	Planting Area	153	Planting Area
54	Planting Area	154	Planting Area
55	Planting Area	155	Planting Area
56	Planting Area	156	Planting Area
57	Planting Area	157	Planting Area
58	Planting Area	158	Planting Area
59	Planting Area	159	Planting Area
60	Planting Area	160	Planting Area
61	Planting Area	161	Planting Area
62	Planting Area	162	Planting Area
63	Planting Area	163	Planting Area
64	Planting Area	164	Planting Area
65	Planting Area	165	Planting Area
66	Planting Area	166	Planting Area
67	Planting Area	167	Planting Area
68	Planting Area	168	Planting Area
69	Planting Area	169	Planting Area
70	Planting Area	170	Planting Area
71	Planting Area	171	Planting Area
72	Planting Area	172	Planting Area
73	Planting Area	173	Planting Area
74	Planting Area	174	Planting Area
75	Planting Area	175	Planting Area
76	Planting Area	176	Planting Area
77	Planting Area	177	Planting Area
78	Planting Area	178	Planting Area
79	Planting Area	179	Planting Area
80	Planting Area	180	Planting Area
81	Planting Area	181	Planting Area
82	Planting Area	182	Planting Area
83	Planting Area	183	Planting Area
84	Planting Area	184	Planting Area
85	Planting Area	185	Planting Area
86	Planting Area	186	Planting Area
87	Planting Area	187	Planting Area
88	Planting Area	188	Planting Area
89	Planting Area	189	Planting Area
90	Planting Area	190	Planting Area
91	Planting Area	191	Planting Area
92	Planting Area	192	Planting Area
93	Planting Area	193	Planting Area
94	Planting Area	194	Planting Area
95	Planting Area	195	Planting Area
96	Planting Area	196	Planting Area
97	Planting Area	197	Planting Area
98	Planting Area	198	Planting Area
99	Planting Area	199	Planting Area
100	Planting Area	200	Planting Area



RIVER RUN
PLAT H BUILDING PERMIT

SPANISH FORK, UTAH

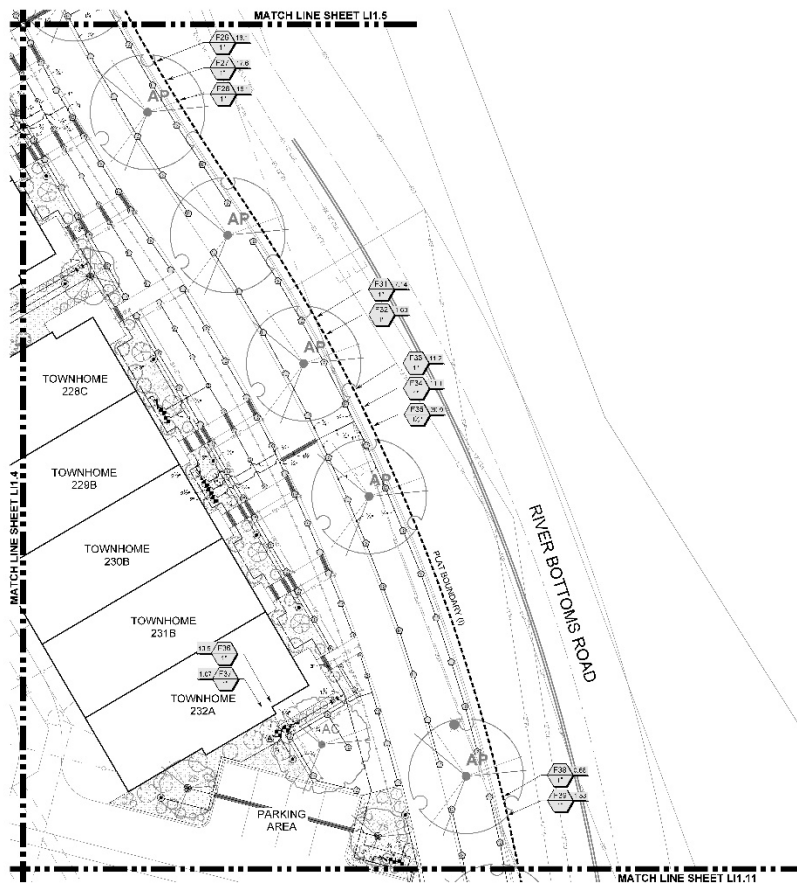


PREPARED FOR:
VIR & RICHARD LANE
PROJECT NO. 2017-011

DATE	BY	REVISION
08/01/2017	LDG	01

LANDSCAPE PLAN

LP1.1



CRITICAL ANALYSIS POC 6 (CONTROLLER F)

[illegible]

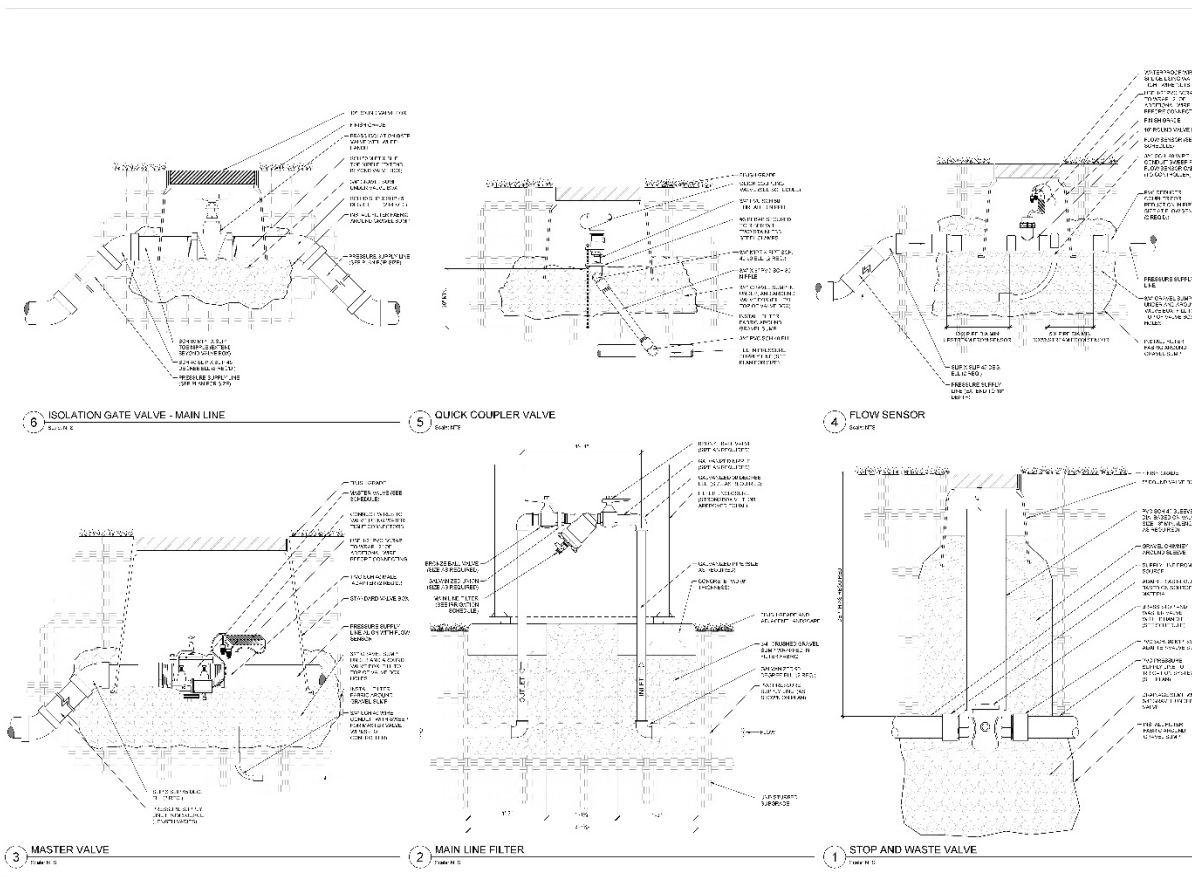
GENERAL IRRIGATION NOTES

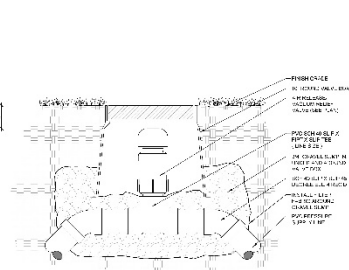
- [illegible]

VALVE SCHEDULE - PLATS H AND I (CONTROLLER F)

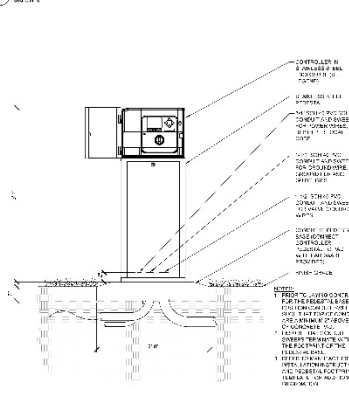
[illegible]IRRIGATION SCHEDULE POC 6 - PLATS H AND I (CONTROLLER F)[illegible]

Technical drawing of a valve schedule. The drawing includes a top view of a valve with a circular body and a handle. The handle is labeled "HANDLE" and "HANDLE". The valve body is labeled "VALVE BODY". The drawing also includes a side view of the valve, showing the internal components and the valve seat. The drawing is labeled "VALVE SCHEDULES & HYD. ANALYSIS" and "L11.12".

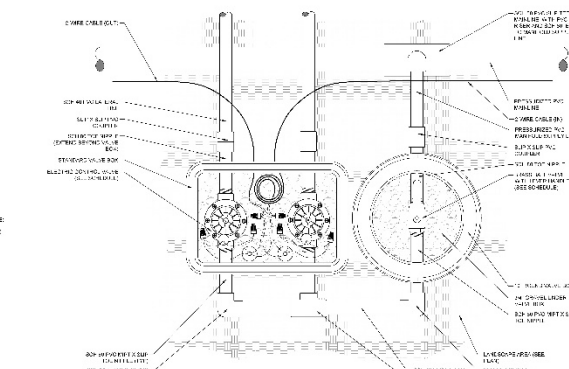
[illegible]



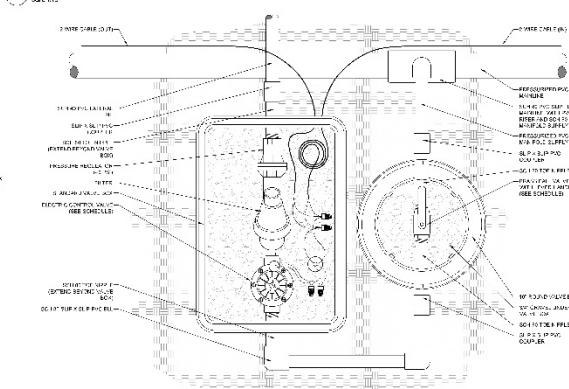
4 AIR / VACUUM RELIEF VALVE



1 IRRIGATION CONTROLLER ON PEDESTAL



3 VALVE MANIFOLD LAYOUT - SPRAY IRRIGATION



1 VALVE MANIFOLD LAYOUT - DRIP IRRIGATION



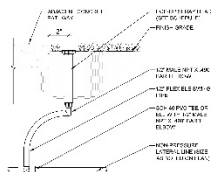


Figure 1 is a cross-sectional diagram of a bridge deck. The deck is shown in two parts: a top part and a bottom part. The top part shows the deck with a steel reinforcement cage. The cage consists of longitudinal bars (L-1) and transverse bars (T-1). The deck is supported by a pier. The reinforcement cage is shown in two sections: a top section and a bottom section. The top section shows the cage in a horizontal position, and the bottom section shows the cage in a vertical position. The cage is made of steel bars, and the deck is made of concrete. The cage is designed to provide additional strength to the deck. The diagram is labeled with various components and dimensions.

[illegible]

Figure 1 is a technical drawing of a mechanical assembly, likely a pump or motor component. The drawing shows a cross-section of a housing with internal features like a central shaft, a rotor, and various seals and bearings. Numerous dimension lines and callouts are present, indicating specific measurements and part numbers. The drawing is oriented horizontally, with the main body on the left and a flange or mounting bracket on theright. The text is in Chinese, providing technical specifications and part identifiers.

[illegible]

Figure 1 shows a schematic diagram of a 2D axisymmetric model of a turbine blade. The diagram includes the following labels and components:

- FLUID INLET**: The inlet boundary of the fluid domain.
- FLUID OUTLET**: The outlet boundary of the fluid domain.
- TURBINE INLET**: The inlet boundary of the turbine domain.
- TURBINE OUTLET**: The outlet boundary of the turbine domain.
- TURBINE ROOT SURFACE**: The surface where the blade meets the hub.
- TURBINE TIP SURFACE**: The outermost surface of the blade tip.
- TURBINE TOP SURFACE**: The upper surface of the blade.
- TURBINE BOTTOM SURFACE**: The lower surface of the blade.
- TURBINE**: The central component being modeled.
- FLUID**: The fluid domain surrounding the turbine.



BENCHES

10' ASPHALT TRAIL

4' CHAIN LINK FENCE

GRASS

DOLOSTONE ST

TIE INTO EXISTING SIDEWALK

PLAYGROUND AREA (4,668SQFT)

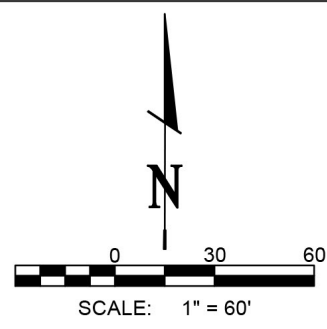
PARK STRIP

NORTHERN SKYLINE PAVILION (20X24)

PICKLEBALL/BASKETBALL COURT

WOODLAND HILLS DR

FUTURE TRAIL CONNECTION



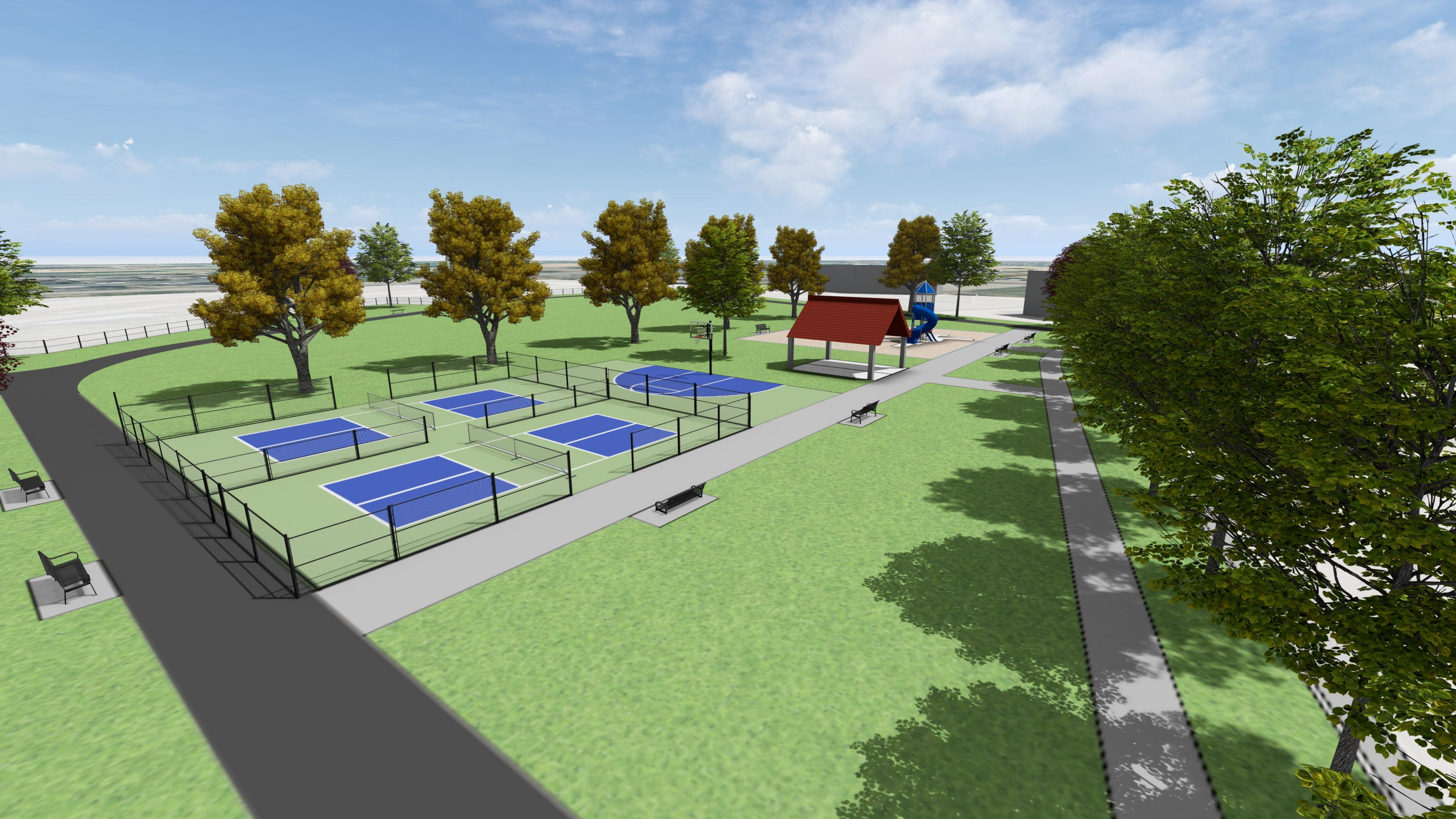
SPANISH FORK CITY ENGINEERING & SURVEYING 40 SOUTH MAIN STREET SPANISH FORK, UTAH 84660 (801) 804-4550			
			
CONCEPT			
DRAWN: _____	REVISION	BY	DATE
DESIGN: BTS			
CHECK: BM			
DATE: 8-25-2025			
SCALE: 1" = 60"			
DRAWING #:			

VICINITY MAP







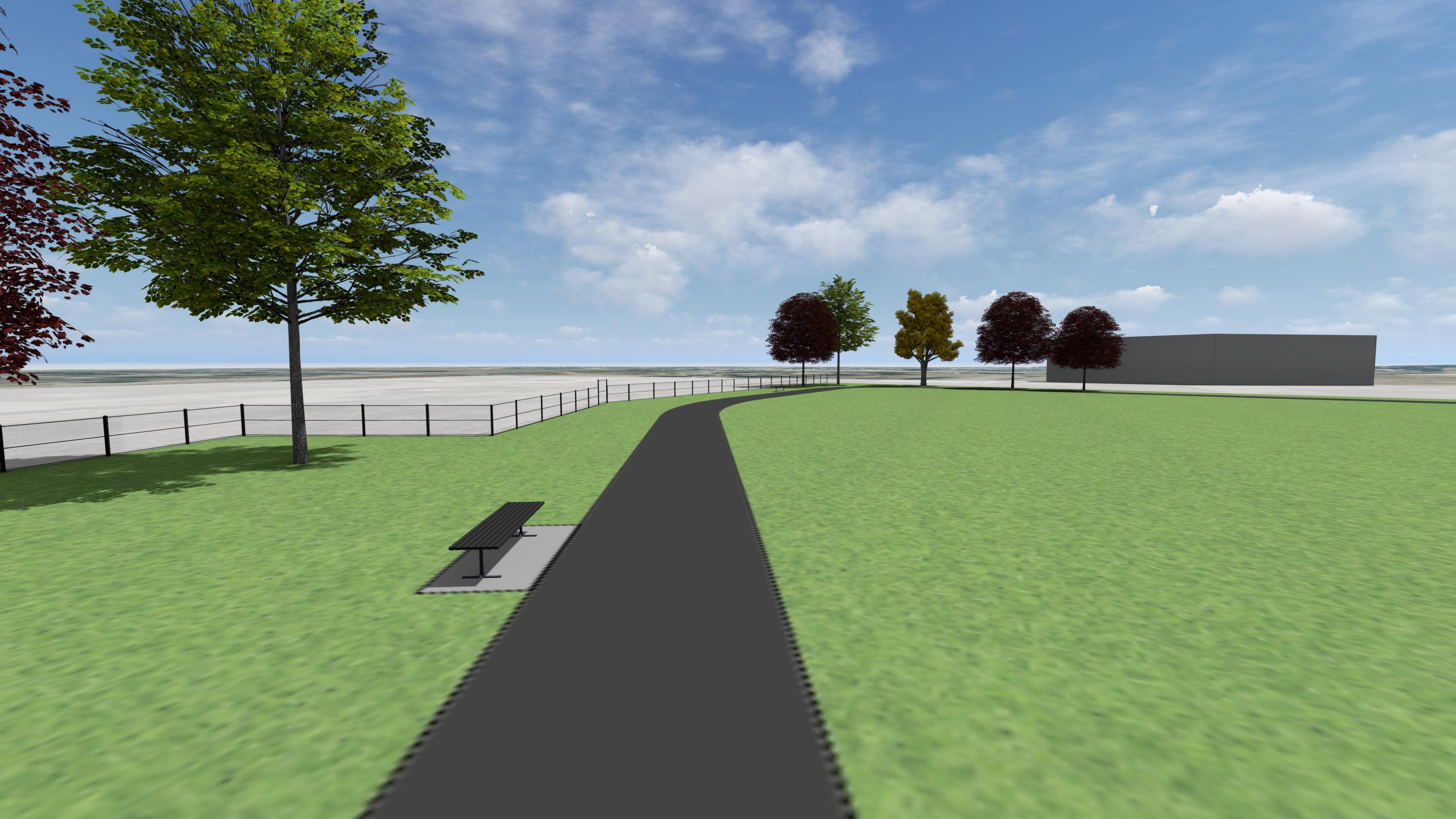
















Real Legacy, LLC

Uplift. Impact. Inspire.

Initial Concept Plan Submittal

To: Spanish Fork Development Review Committee

Project Name: South Ranch Crossing

Applicant/Developer: Travis Corbin, Real Legacy, LLC

Parcel Address / Parcel ID(s): 270320036 and 270320236

Date: August 29, 2025

1. Project Narrative

Real Legacy, LLC, a Utah limited liability company (and its successor and assigns, "Developer", or "we" or us"), submits this Initial Concept Plan of South Ranch Crossing (this "Concept Plan") for review by the Spanish Fork Development Review Committee (the "Committee"), or such other appropriate governmental body, to determine the likelihood of the Committee granting an application to rezone the portions of the properties identified as parcel ID nos. 270320036 and 270320236 (the "Property") on the Utah County Parcel Map that are zoned as Estate Density Residential on the [Spanish Fork Comprehensive General Plan](#) (the "General Plan"), from rural residential ("R-R") to R-1-8. Based on the General Plan, it appears that the Property comprises more or less 25 acres of farmland.

This Concept Plan is still in the preliminary stages and subject to change pending input from the Committee or such other body reviewing the same, as well as further diligence by Developer.

Developer believes that Spanish Fork (the "City") should consider rezoning the Property from R-R to R-1-8 for the following reasons:

- 1. Rapidly Growing Population:** The General Plan currently contemplates that the Property will be rezoned as Estate Density Residential ("EDR"), indicating that the City has anticipated the need to increase density in the near future. As per the [Land Use Element](#) of the General Plan, EDR includes R-1-40, R-1-20, and R-1-15. These densities, however, are below the densities of surrounding neighborhoods also zoned as EDR under the General Plan. This reveals that the City understands the need to increase density beyond that currently contemplated by the General Plan to create more affordable housing for its citizens and to accommodate the growth that has happened in recent years and will continue to occur over the next three decades. Consistent with the neighborhoods that



Real Legacy, LLC

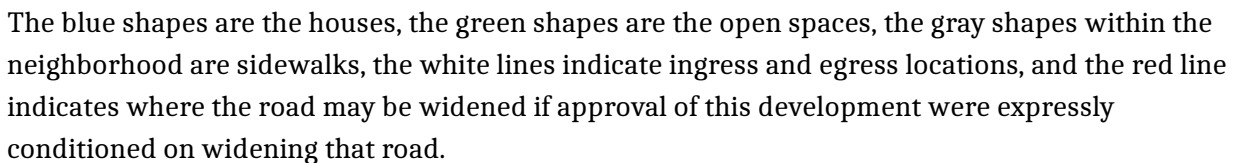
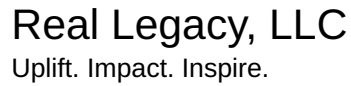
Uplift. Impact. Inspire.

surround the Property, rezoning the Property to R-1-8 would allow Developer to increase the supply of homes in the City and provide incoming residents with more housing options of a character and nature consistent with surrounding neighborhoods.

2. **Affordability:** Rezoning the Property to R-1-8 would provide home options that are significantly more affordable than homes on lots built for R-R or EDR zoning. With rising land costs, developers are being forced to increase home prices, and homes built on large lots on the Property zoned as R-R or EDR may be need to priced above what the market is willing to pay for them. Where [Spanish Fork's 2024 survey](#) taken by over 3,000 respondents (the "Spanish Fork Survey") indicated that affordability is a top hope and priority for Spanish Fork, and a development priority, rezoning the Property to R-1-8 would support Spanish Fork's community objectives by providing more affordable housing options.
3. **Density Restrictions:** As per the Spanish Fork Survey, the two biggest challenges in Spanish Fork are an increase in traffic and the rapid growth. Increasing density to R-1-8 is important, but increasing it beyond that could exacerbate traffic concerns unless additional commercial uses were incorporated into any residential development or in nearby surrounding areas. The General Plan contemplates placing a commercial center next to the Property, which my proposed concept plan would complement.
4. **Property Taxes:** Because the Property is currently farmland and taxed only on the value of the land at what I suspect are greenbelt rates, the entire 20-acre, northern parcel (ID 270320026) generated only \$124.66 in taxes in 2024. In contrast, a 0.20-parcel across the street with a home built on it (reflecting a R-1-8 designation) generated \$2,712.87 in taxes in 2024. Where the Southeast Corner is rapidly growing with [multiple developments underway](#), additional tax revenue generated by the Property being developed as R-1-8 could provide additional, necessary funds for the City to improve and expand existing infrastructure, in addition to providing funding for Maple Mountain High School and other schools nearby.

2. Conceptual Site Plan

The following is a non-engineered, conceptual site plan of the proposed development:



As seen below, drinking water and pressurized irrigation utility lines are on the west and east sides of the Property, as well as on the south side of the south parcel of the Property. Moreover, the land is very flat, allowing for what Developer would expect to be a straightforward utility hookup process. Further, if required, a storm water detention pond can be placed in the middle of the Property. If a



Real Legacy, LLC

Uplift. Impact. Inspire.

storm water detention pond is not required, that area may be used as a playground or for other recreational purposes, such as pickleball courts or a pavilion.



3. Conceptual Development Data

Summarize key figures:

- Proposed units: 80
- Density: 3.2 units/acre
- A mix of single-story homes and two-story homes, pending further diligence
- Parking: A mix of double garages and triple garages, pending further diligence
- Open space: Approximately 15%, for a storm water detention pond, if required by the City, or



recreational purposes, such as a playground, pickleball courts, and/or a pavilion.

4. Location within Spanish Fork

As seen below in Figure 4A, the Property is located in the southeast corner of Spanish Fork (referred to herein as the "Southeast Corner"), much of which has not yet been developed but is rapidly developing, as seen in Figure 4B. According to Zillow, nearly 60 homes within a one mile radius of the Property have been sold within the last 12 months. This reveals the growing appetite in Spanish Fork for living further away from I-15 and the downtown area. While commercial development in the Southeast Corner will need to keep pace with residential development there, clearing up downtown traffic and increasing traffic around the Property, developing South Ranch Crossing can provide a serene location for Spanish Fork citizens to escape downtown traffic growth in the meantime.

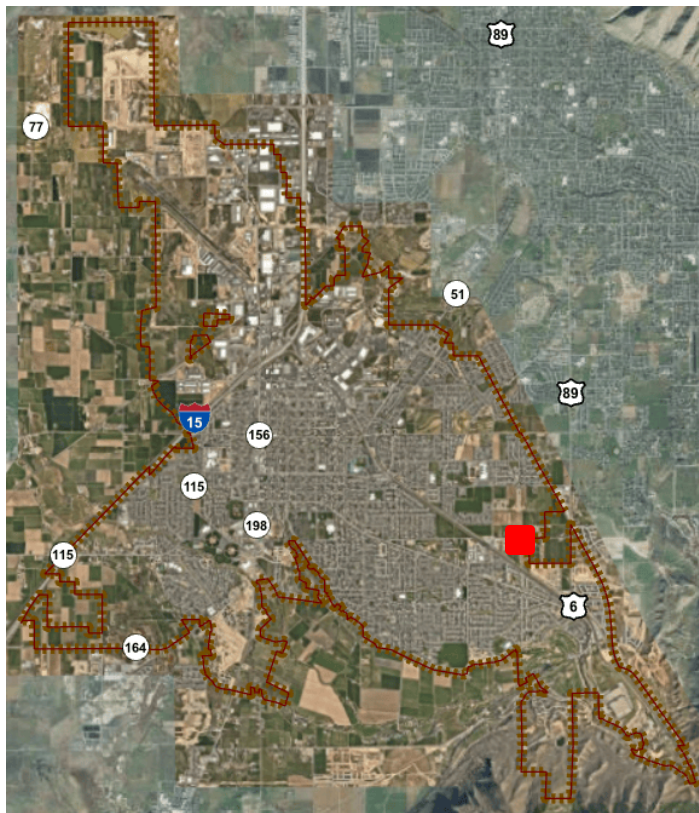


Figure 4A - Location of the Property in Spanish Fork



Real Legacy, LLC

Uplift. Impact. Inspire.

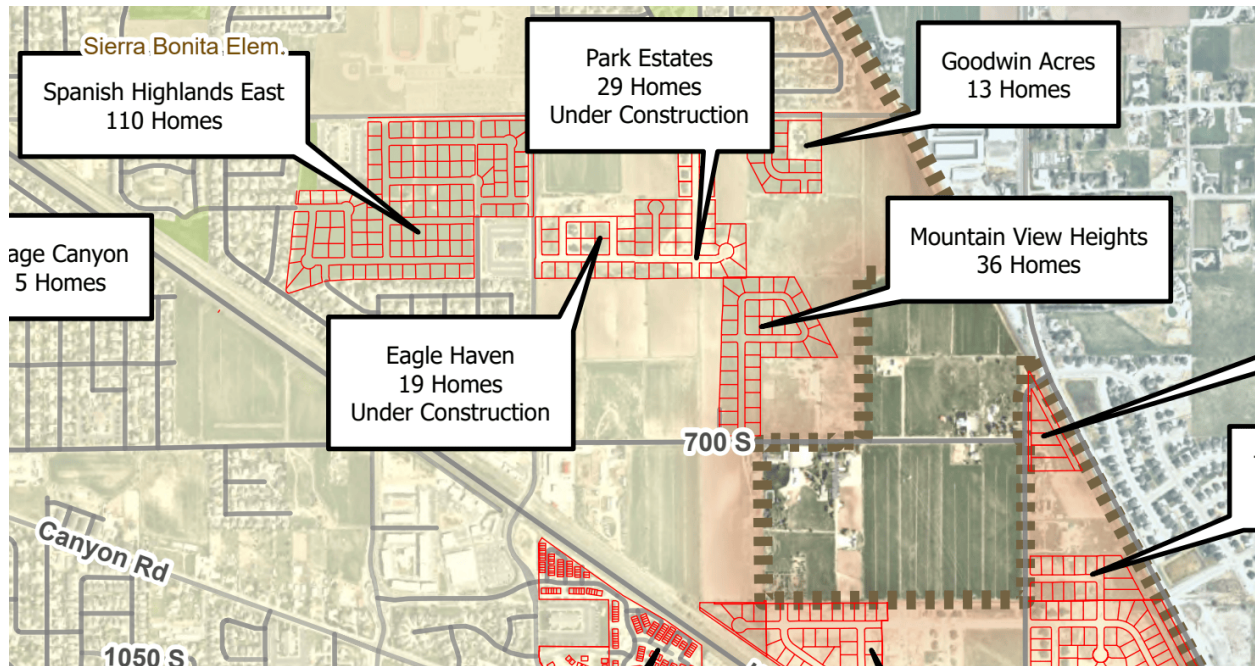


Figure 4B - Current developments near the Property

5. Summary & Requested Feedback

While we must conduct extensive due diligence before submitting a formal rezone application, we are very optimistic that the Property can be developed into a residential community that, though less dense than nearby communities, is more dense than its current and anticipated zoning. For the reasons given in this Concept Plan, we believe that an R-1-8 zoning designation would further, and not hinder, Spanish Fork's objectives and better the lives of its constituents.

That said, the Committee and other City personnel know significantly more about the capabilities of the City in the Southeast Corner than we do, including with respect to utility capabilities and current and anticipated City budgets. To the extent possible, we intend to partner with the City to not only rezone the Property to R-1-8 and develop South Ranch Crossing, but also to uplift the City generally. To that end, we sincerely request feedback on this Concept Plan:

1. Based on the information provided, how likely is a rezone of the Property to an R-1-8 zoning designation?



Real Legacy, LLC

Uplift. Impact. Inspire.

2. What additional information would the City like to receive when granting an official rezone application?
3. Would the City entertain an alternate zoning designation other than R-1-8, R-R, and EDR?
For example, R-1-9, mixed use, or even perhaps a zoning designation more dense than R-1-8?
4. Would the City like to receive suggestions for commercial uses in the parcel immediately adjacent to the Property? What uses, if any, would the City like to see there?

We thank you for your attention. To contact us, please call (949) 636-4010, or email Travis.Corbin@myrelegacy.com.



NELSON PROPERTY OFFSITE UTILITIES

AN OFFSITE UTILITIES PLAN SET SPANISH FORK, UTAH CONSTRUCTION PLAN SET AUGUST 2025

-SHEET INDEX-

SHEET	SHEET NAME
1	COVER
2	OFFSITE UTILITY PLAN
PP-01	PLAN & PROFILE – OFFSITE UTILITIES – STA. 10+00 TO STA. 14+00
PP-02	PLAN & PROFILE – OFFSITE UTILITIES – STA. 14+00 TO STA. 17+50

GENERAL NOTES:

1. CONTRACTOR TO FIELD VERIFY HORIZONTAL AND VERTICAL LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF CONSTRUCTION, AND REPORT ANY DISCREPANCIES TO THE ENGINEER.
2. ANY AND ALL DISCREPANCIES IN THESE PLANS ARE TO BE BROUGHT TO THE ENGINEER'S ATTENTION PRIOR TO COMMENCEMENT OF CONSTRUCTION.
3. BEFORE PROCEEDING WITH THIS WORK, THE CONTRACTOR SHALL CAREFULLY CHECK AND VERIFY ALL CONDITIONS, QUANTITIES, DIMENSIONS, AND GRADE ELEVATIONS, AND SHALL REPORT ALL DISCREPANCIES TO THE ENGINEER.
4. ALL DRINKING WATER AND PRESSURIZED IRRIGATION LINES UP TO AND INCLUDING THE METER, ALL SANITARY SEWER MAINS, ALL ELECTRICAL METERS, AND ALL ELECTRIC AND SFCN COMMUNICATION SERVICE LINES UP TO THE MAST ON OVERHEAD INSTALLATIONS AND TO THE TOP OF THE METER BASE FOR UNDERGROUND INSTALLATIONS ARE DEDICATED TO SPANISH FORK CITY.
5. ALL CONSTRUCTION WILL CONFORM TO SPANISH FORK CITY CONSTRUCTION STANDARDS.

CONTRACTOR NOTE:

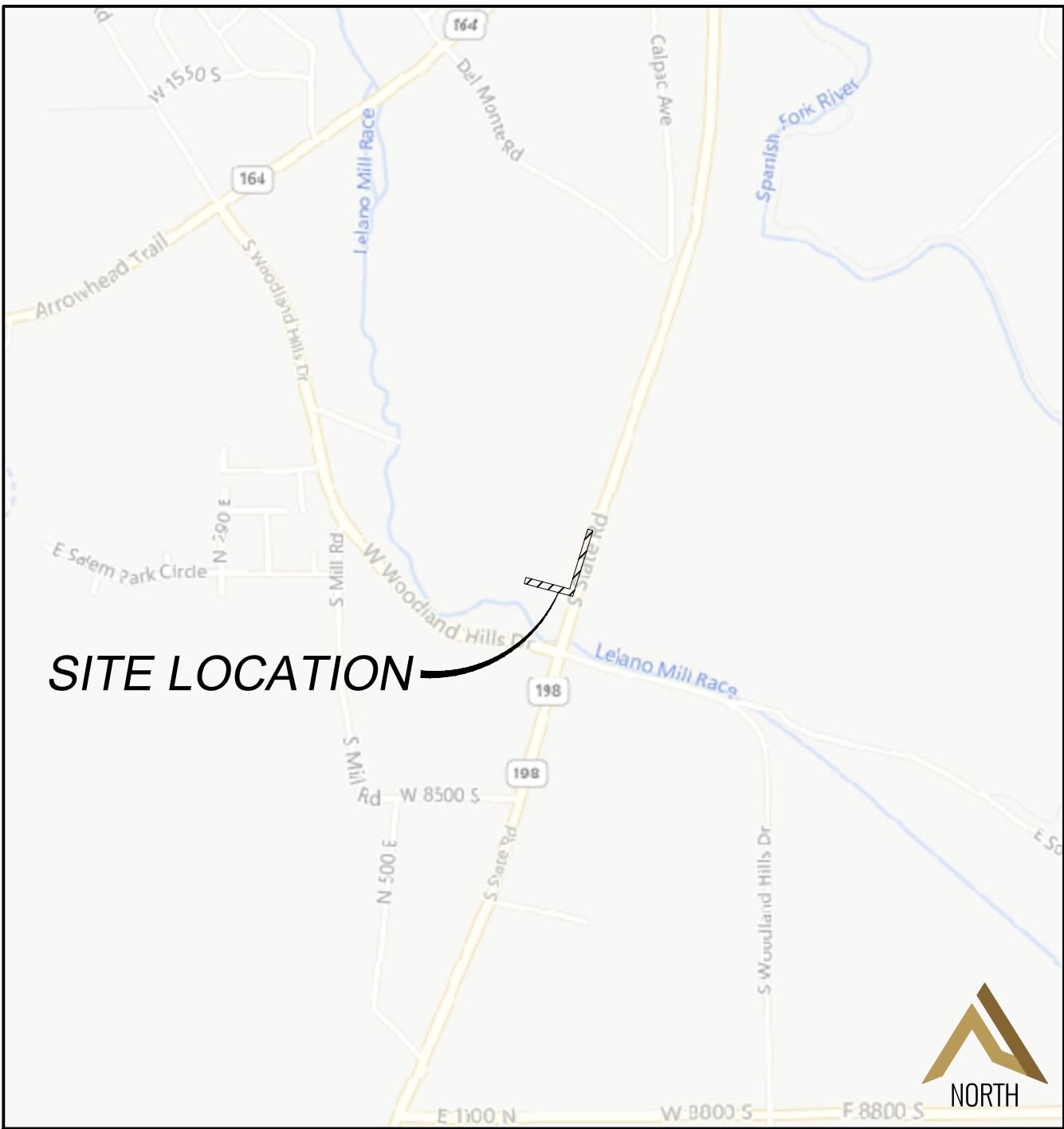
THE SIZE, ELEVATION, & LOCATIONS OF EXISTING IMPROVEMENTS AND UTILITIES SHOWN HEREON ARE ASSUMED AND APPROXIMATELY SHOWN BASED UPON THE FIELD DATA FROM THE SURVEY. ALL SIZES, LOCATIONS & ELEVATIONS ARE TO BE VERIFIED. IF THERE ARE DIFFERENCES OR DISCREPANCIES, ATLAS ENGINEERING, LLC NEEDS TO BE NOTIFIED 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 THIS 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) 655-0566
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660

OWNER/DEVELOPER

MIKE McDONALD
(801) 369-5206
mike.mcdonald@altabank.com



VICINITY MAP
-NTS-



LEGEND

(APPLIES TO ALL SHEETS)

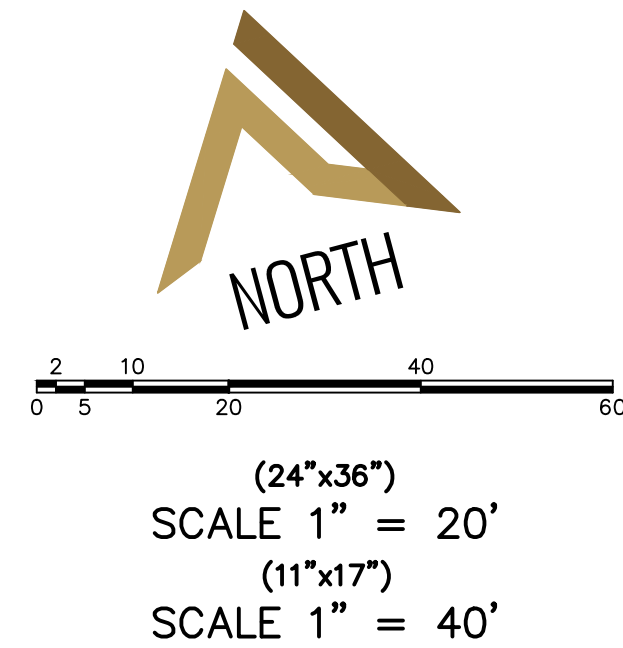
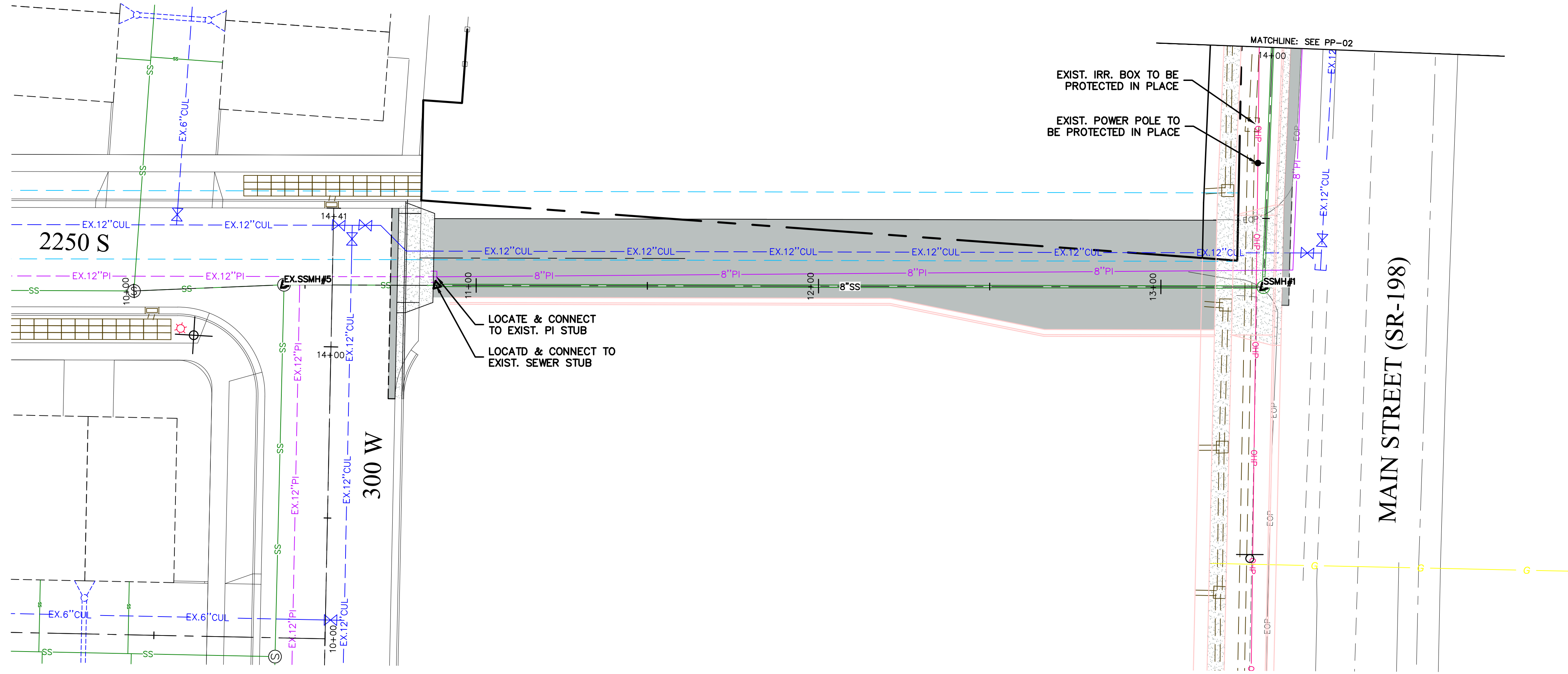
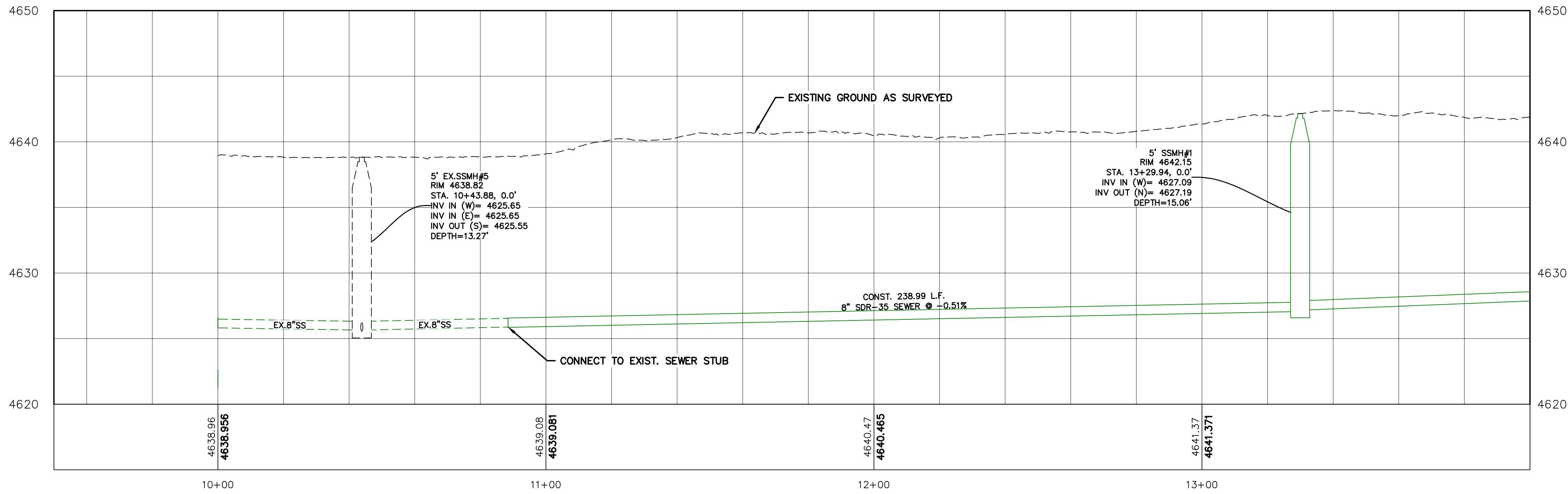
	EXISTING POWER POLE
	PROPOSED STREET LIGHT
	EXISTING FIRE HYDRANT
	EXISTING WATER VALVE
	EXISTING STREET LIGHT
	EXISTING SIGN
	PROPOSED FIRE HYDRANT
	PROPOSED WATER VALVE
	PROPERTY BOUNDARY
	CENTERLINE
	RIGHT-OF-WAY LINE
	LOT LINE
	SECTION LINE
	EASEMENT
	EXISTING DEED LINE
	EDGE OF PAVEMENT
	EXISTING OVER HEAD POWER
	EXISTING FENCE LINE
	EXISTING SANITARY SEWER W/MANHOLE
	EXISTING STORM DRAIN W/MH
	EXISTING WATER
	EXISTING PRESSURIZED IRRIGATION
	PROPOSED SEWER
	PROPOSED STORM DRAIN
	PROPOSED CULINARY WATER
	PROPOSED PRESSURIZED IRRIGATION (PURPLE PVC)
	PROPOSED ASPHALT
	PROPOSED CONCRETE/CURB & GUTTER

NELSON PROPERTY OFFSITES



ATLAS ENGINEERING
CIVIL · STRUCTURAL · SURVEY

PHONE: 801-655-0566
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660



NELSON PROPERTY OFFSITES

ATLAS ENGINEERING
CIVIL · STRUCTURAL · SURVEY

PHONE 801-655-1666
946 E. 800 N. SUITE A
SPANISH FORK, UT 84601

OFFSITE UTILITIES
STA. 10+00 TO STA. 14+00

SPANISH FORK, UTAH

G:\USERS\JA\DELPINO\ONEDRIVE - ATLAS ENGINEERING\1.0 OPERATIONS\1.1 - CIVIL\2025\25-047 MCDONALD NELSON COMMERCIAL\CADD\PRELIMINARY\MCDONALD NELSON BASE.DWG

NO.		REVISIONS		BY	DATE
12					
11					
10					
9					
8					
7					
6					
5					
4					
3					
2					
1					

SHEET NO.
PP-01



(24"x36")
SCALE 1" = 30'
(11"x17")
SCALE 1" = 60'

NIELSON PROPERTY

ATLAS ENGINEERING
CIVIL · STRUCTURAL · SURVEY
PHONE: 801-555-0566
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660



CONCEPTUAL PLAN

SPANISH FORK, UTAH

SHEET NO.

1

NO.	REVISIONS	BY	DATE
12			
11			
10			
9			
8			
7			
6			
5			
4			
3			
2			
1			

C:\USERS\JADELPIVO\ONE DRIVE - ATLAS ENGINEERING\1.0 OPERATIONS\1.1 - CIVIL\2025\25-047 McDONALD NIELSON COMMERCIAL\CADD\CONCEPT\CONCEPT 1.DWG