



**Wednesday, October 15, 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 24, 2025.

B. October 8, 2025.

2. Site Plan

A. PETIT BALLET ACADEMY. This proposal involves the development of an industrial building located at 3371 North 1150 West.

3. Zone Change

A. ELLIS PARK ZONE CHANGE. This proposal involves a request to change the zoning from R-R to R-1-9 with the Master Planned Development Overlay on a property located at 1113 West 100 South.

4. Preliminary Plat

A. ELLIS PARK. This proposal involves the approval of a Preliminary Plat for 24 single-family lots as part of a Master Planned Development located at 1113 West 100 South.

5. Title 14 Amendment

A. Wildland Urban Interface Code. This proposal involves the adoption of the Wildland Urban Interface into the City Code that will go into effect by the State January 1, 2026.

6. Concept Review

A. SIX NORTH DENTAL CONCEPT.

7. Adjourn

End



Petit Ballet Studio
Site Plan
3371 North 1150 West
1 acre
I-1 Zone
Industrial General Plan Designation



PROPOSAL

The Applicant applied for Site Plan approval to construct an instructional studio on the subject property. Instructional studios are listed as a permitted use in the I-1 Zone. The site will have access from the south side of the property on 3340 North and a shared access from 1150 West. Engineering Staff has allowed the plans to show a minimum 100-foot distance between the south driveway and the intersection at 1150 West. A cross-access easement has been recorded between the subject property and the adjacent property to the north.

The proposed building is shown on the south west corner of the subject property with parking on the east side. A detention pond and landscape area is shown west and north of the proposed building. The Applicant is also showing a footprint for potential future expansion of the proposed building, but the space would be initially used for outdoor gatherings or classes.

Some of the key issues to consider are: access, future development.

STAFF RECOMMENDATION

That the proposed Petit Ballet Studio 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.

EXHIBITS

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

EXHIBIT 1

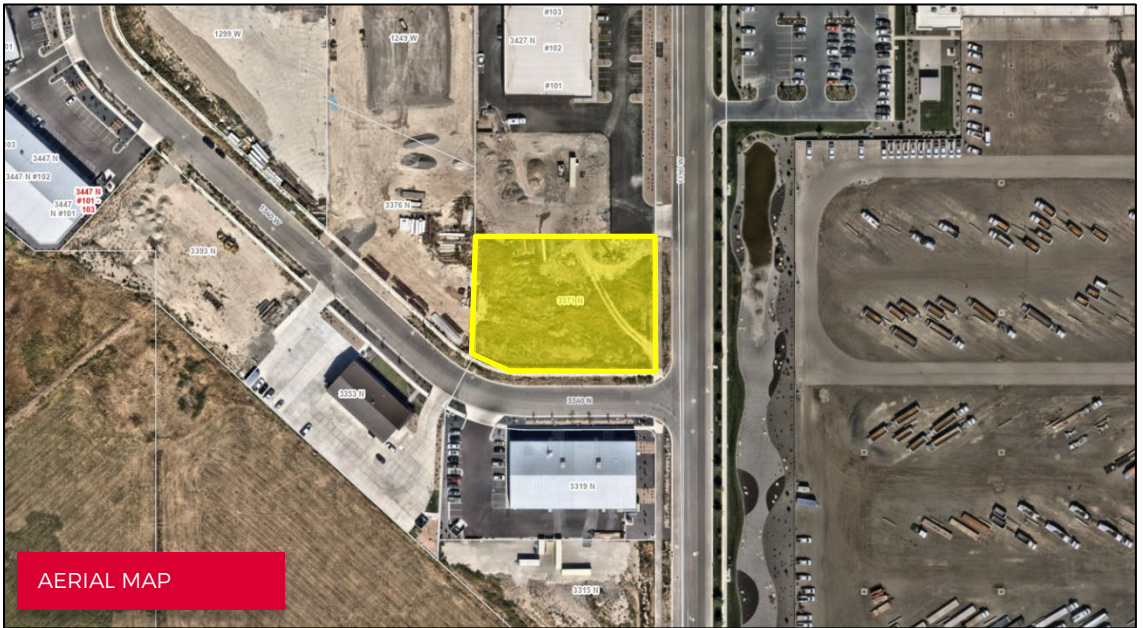


EXHIBIT 2

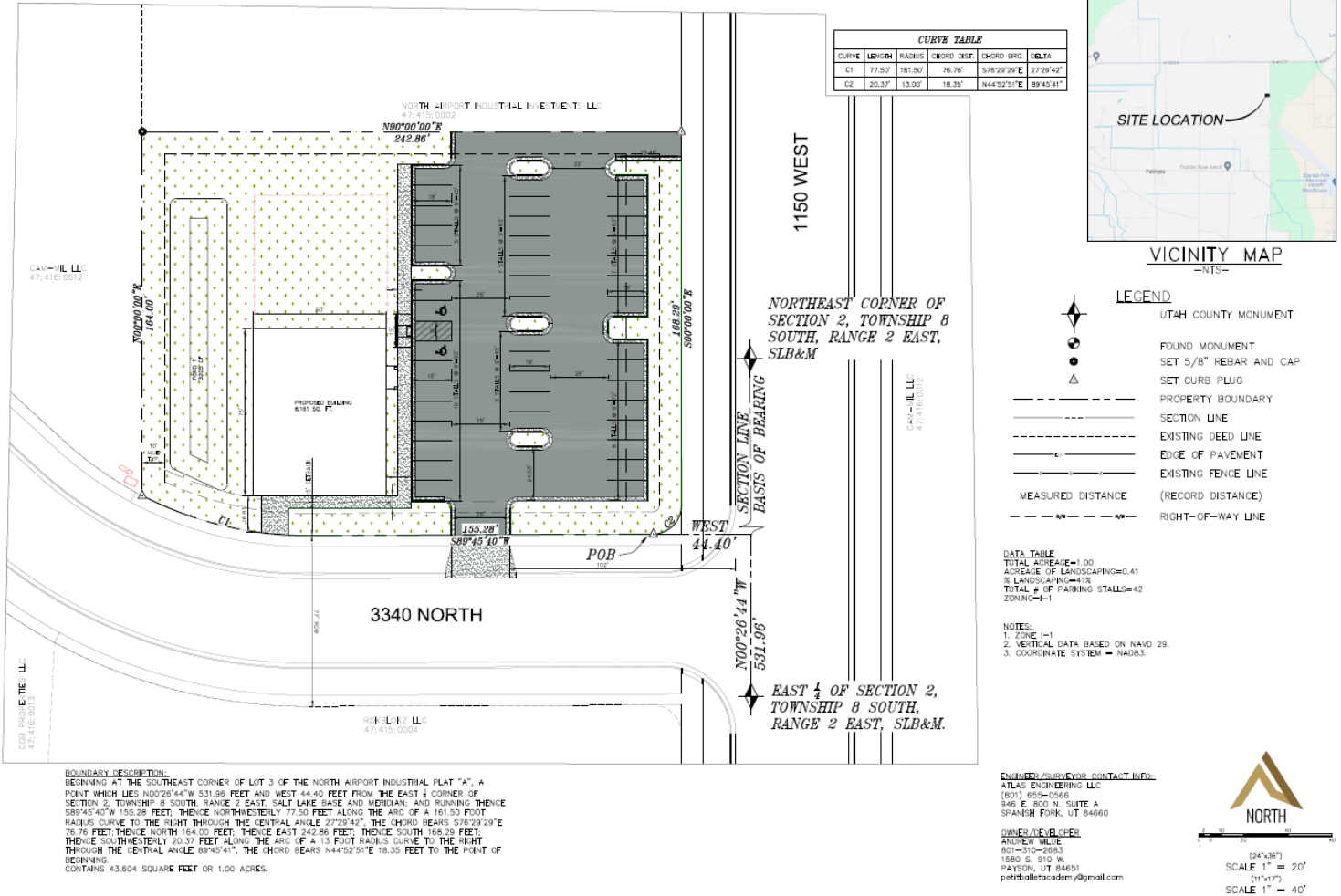


EXHIBIT 3

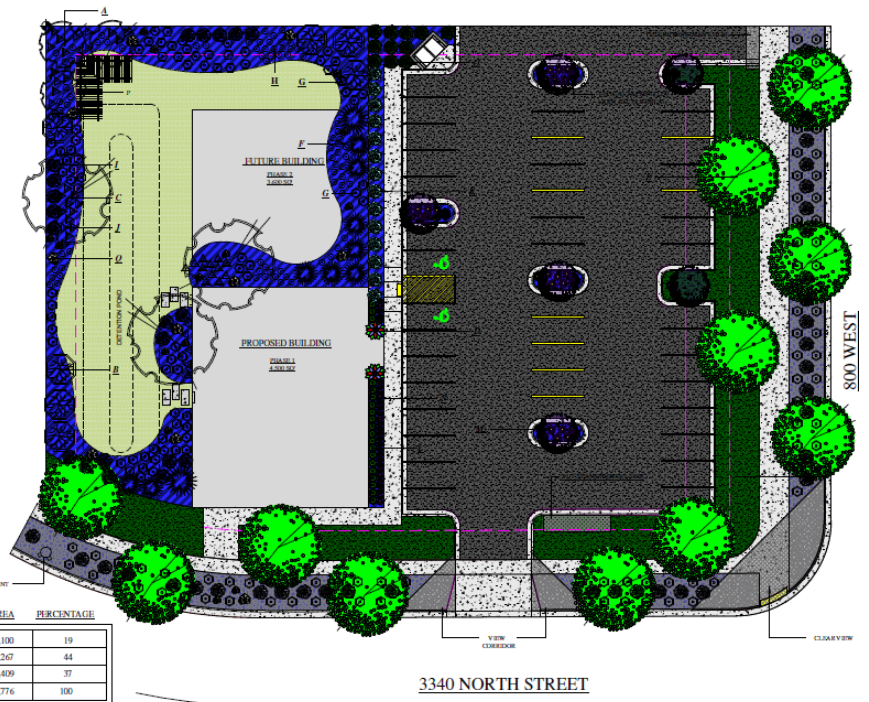
TREES & SHRUBS:

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QUANTITY
A	CARPINUS BETULUS FRANS FONTAINE	EUROPEAN HORNBEAM FRANS FONTAINE	2" CALIPER	BALL & BURLAP	3
B	QUERCUS X WERREI "NADLER"	KINDRED SPIRIT OAK TREE	2" CALIPER	BALL & BURLAP	7
C	ACER X "TREEMANT"	AUTUMN BLAZE MAPLE TREE	2" CALIPER	BALL & BURLAP	3
D	ACER PALMATUM	JAPANESE MAPLE	2" CALIPER	BALL & BURLAP	2
E	GLIEDITSIA TRIACANTHOS "INTERMIS"	COMMON HONEY LOCUST	2" CALIPER	BALL & BURLAP	11
F	PICTA GLAUCA "PUNDULA"	COLUMNAR WHITE SPRUCE TREE	8 TO 10"	BALL & BURLAP	11
G	CALAMAGROSTIS ACUTIFLORA "KARL FORBSTER"	FEATHER REED GRASS	5 GALLON	PLASTIC BUCKET	75
H	HEMEROCALLIS FULVA "TIGER LILY"	DAY LILY HEMEROCALLIS	5 GALLON	PLASTIC BUCKET	82
I	TAXUS BACCATA	ENGLISH YEW	5 GALLON	PLASTIC BUCKET	20
J	PHILOX SUBULATA	BLUE CARPET PHILOX	5 GALLON	PLASTIC BUCKET	41
K	JUNIPERUS	BLUE ARROW JUNIPER TREE	5 GALLON	PLASTIC BUCKET	14
L	PRUNUS LAUROCEARUS OTTO LUYKEN	OTTO LUYKEN DWARF CHERRY LAUREL	5 GALLON	PLASTIC BUCKET	20
M	POTENTILLA FRUTICOSA "RED ACE"	SHRUBBY CINQUEFOIL	5 GALLON	PLASTIC BUCKET	28
N	LAVENDULA SPICATA "MURFET'S CHILDREN"	DWARF LAVENDER	5 GALLON	PLASTIC BUCKET	29
O	COTON EASTER DAMMERI "CORAL BEAUTY"	CORAL BEAUTY COTON EASTER	5 GALLON	PLASTIC BUCKET	11
P	TRELLIS				
Q	BOULDER / FIELD STONE				

DECORATIVE ROCK 4" - 6" COVERAGE:	6,753SQ	31.49%
MULCH 4" - 6" COVERAGE:	6,263SQ	29.21%
TURF / KENTUCKY PESCUE BLIND	8,427 SQ	39.23%

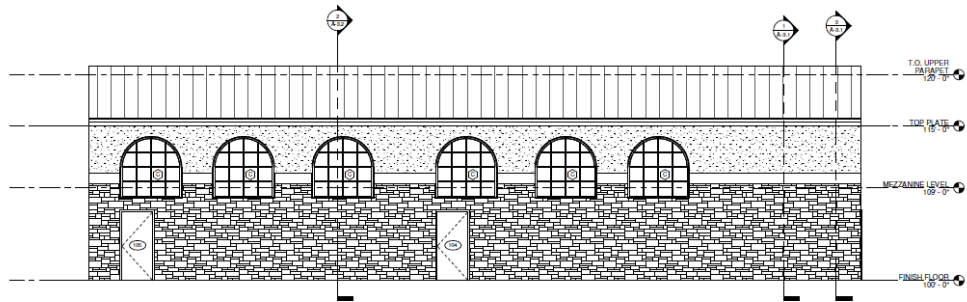
- NOTES:**
- * ALL TREES ARE TO BE 2" IN CALIPER OR GREATER
 - * ALL PINE TREES ARE TO BE 8 TO 10 FEET FROM TOP OF ROOT BALL
 - * ALL TREES SHALL NOT BE PLANTED WITHIN 10' OF A WATERMETER OR FIRE HYDRANT
 - * ALL TREES SHALL NOT BE PLANTED WITHIN 20' OF A STREETLIGHT
 - * ALL SHRUBS ARE TO BE IN 5 GALLON CONTAINERS
 - * ALL PERENNIALS ARE TO BE IN 3 GALLON CONTAINERS
 - * ALL BOLLERS SHALL BE 7 TO 9" AFTER BEING PLANTED.
 - * BOTTOM 1/3 OF ROCK SHALL BE BURIED
 - * AREAS MULCHED TO BE 4 TO 6" OF ORGANIC BLACK MULCH WITH
 - * HIGH GRADE WHEED BARRIER / WHEED FABRIC UNDER ALL ARIS TO TO BE MULCHED
 - * SEE DETAIL SHEET FOR MORE INSTRUCTIONS
 - * FOLLOW ALL SPANISH FORK MUNICIPAL CODE SEE 15.4.16.130.D.5

AREA	PERCENTAGE
BUILDING	8,100 19
HARDSCAPE / IMPERMEABLE	19,267 44
LANDSCAPE / PERMEABLE	16,409 37
TOTAL SITE	43,776 100



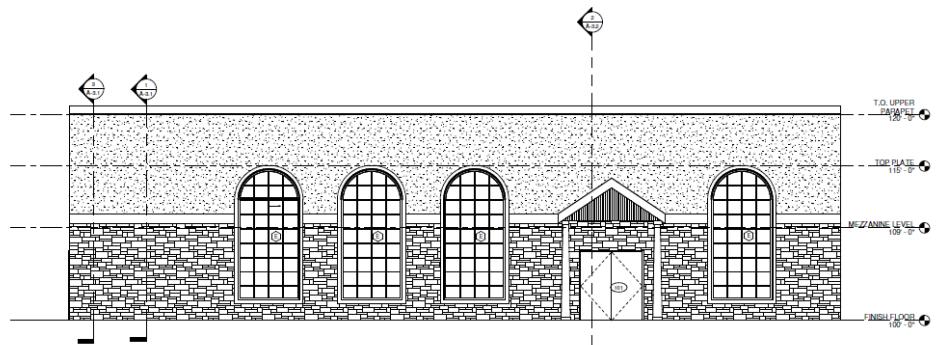
LANDSCAPE PLANTING PLAN

EXHIBIT 4



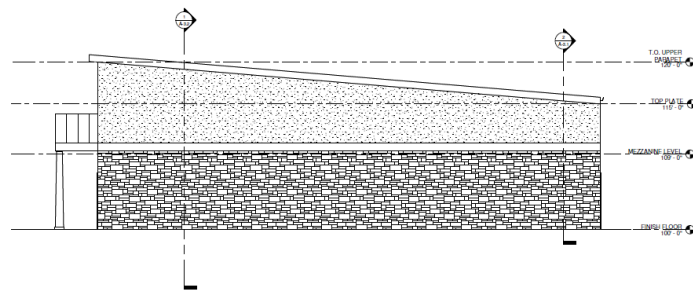
WEST ELEVATION

SCALE: 1/4" = 1'-0"



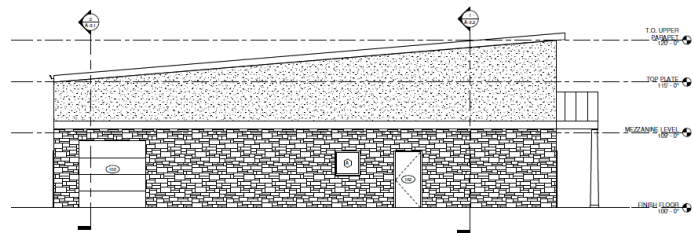
EAST ELEVATION

SCALE: 1/4" = 1'-0"



NORTH ELEVATION

SCALE: 1/4" = 1'-0"



SOUTH ELEVATION

SCALE: 1/4" = 1'-0"



Ellis Park
Zone Map Amendment
1113 West 100 South
7.23 acres
R-R Zone existing – R-1-9 Zone proposed
Low Density Residential General Plan
Designation



PROPOSAL

The Applicant applied for a Zone Text Amendment to develop a single family residential project on the subject property. The Applicant is seeking approval for the R-1-9 Zone with the Master Planned Development Overlay. The proposed subdivision would have 24 lots ranging in size from 7,237 square feet to 12,683 square feet and a density of 3.32 units/acre. The average lot size is shown at 9,001 square feet, which meets the minimum lot size for a standard subdivision in the R-1-9 Zone. These lots would be on the larger side when compared to the surrounding subdivisions that are also in the R-1-9 Zone.

The plans show access to the site from 100 South and 300 South. A 10-foot-wide, 6,000 square foot parcel will be dedicated to the City to add to the existing trail that is located on the west side of the subject property. A 6-foot-tall concrete wall will be installed adjacent to the trail. Plans for burying the existing powerline next to the trail will be included with the Final Plat.

Some of the key issues to consider are: zoning, lot size, utilities.

STAFF RECOMMENDATION

That the proposed Ellis Park Zone Map Amendment be approved based on the following findings and subject to the following conditions:

Finding

1. That the proposed development will provide a more pleasant and attractive living environment than a conventional residential development established under the application of the provisions of the underlying zone.
2. That the proposed development will not be materially detrimental to the health, safety, or general welfare of persons residing or working within the neighborhood.
3. That any variation allowed from the development standards of the underlying district will not create increased hazards to the health, safety, or general welfare of the residents of the development of adjacent areas.
4. That the development will improve infrastructure connectivity.

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 applying for Final Plat approval.

EXHIBITS

1. Area Maps
2. Letter of Support
3. Preliminary Plat
4. Proposed Elevations

EXHIBIT 1

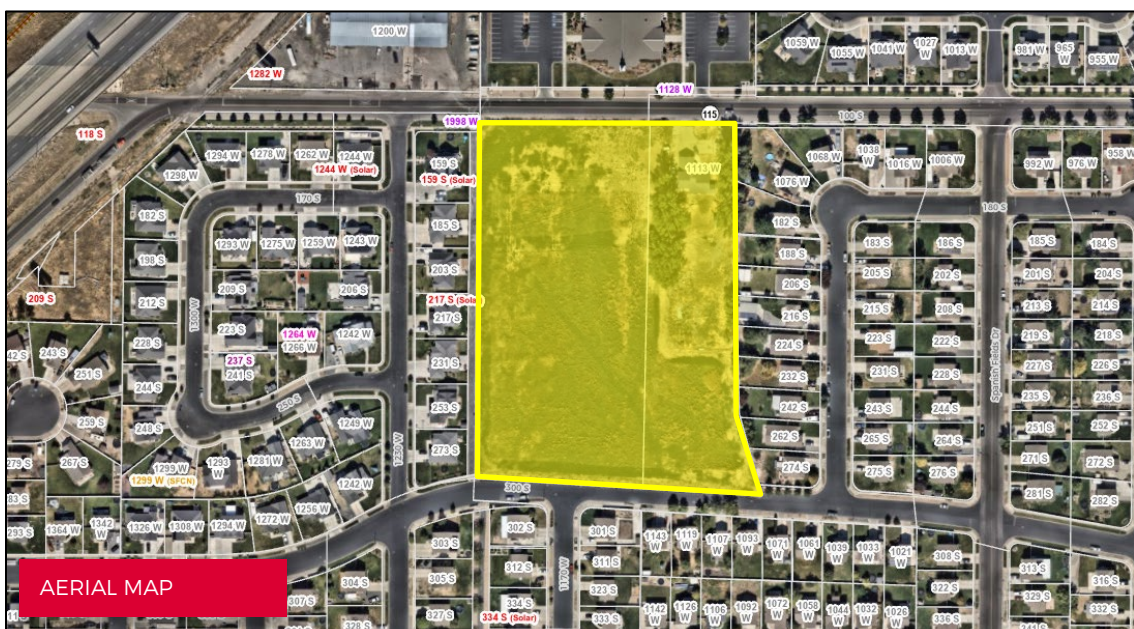


EXHIBIT 2

Dear Spanish Fork City,

This letter is to provide the information needed for the Zone Amendment Application.

The current zone for the subject property is R-R (Rural Residential). We are requesting that the zone be changed to R-1-9. This new zone would allow for the proposed development of the subject property to be consistent with the surrounding neighborhoods. As part of this zone change request, we would also be requesting to use the "Master Planned Development Overlay District". Doing so would allow this development to create 24 single family lots that average 9,000 square feet in size. The overlay provides flexibility for square footage and frontages to be slightly less than what is required by the R-1-9 zone. In doing so we will be able to provide a small community that has different lot sizes to meet the needs of a variety of potential buyers.

Respectfully,

Brandon Parr – (Edge Homes)

[illegible]

EXHIBIT 4



Bentley



Ethan



Jesse



Landon



Cooper



Hailey



Kate



Lauren



Emily



Jaden



Katrina



Lucas

All single family will have a minimum of 4 different elevation styles as shown in this example
All single family have an optional 3rd car garage



Madison



Natalie



Nora



Paisley



Megan



Nathan



Olivia



Quincy



Morgan



Nicole



Orlando



Rachel



Taylor



Vanessa



Tessa



Vincent



Tiffany



Ellis Park
Preliminary Plat
1113 West 100 South
7.23 acres
R-R Zone existing – R-1-9 Zone proposed
Low Density Residential General Plan
Designation



PROPOSAL

The Applicant applied for Preliminary Plat approval to develop a single family residential project on the subject property. The Applicant has also applied for a Zone Map Amendment to change the zoning to R-1-9 with the Master Planned Development Overlay. The proposed subdivision would have 24 lots ranging in size from 7,237 square feet to 12,683 square feet. The plans show access to the site from 100 South and 300 South. A 10-foot-wide 6,000 square foot parcel will be dedicated to the City to add to the existing trail that is located on the west side of the subject property. A 6-foot-tall concrete wall will be installed adjacent to the trail. Plans for burying the existing powerline next to the trail will be included with the Final Plat.

Some of the key issues to consider are: zoning, lot size, utilities.

STAFF RECOMMENDATION

That the proposed Ellis Park Preliminary Plat be approved based on the following finding and subject to the following conditions:

Finding

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

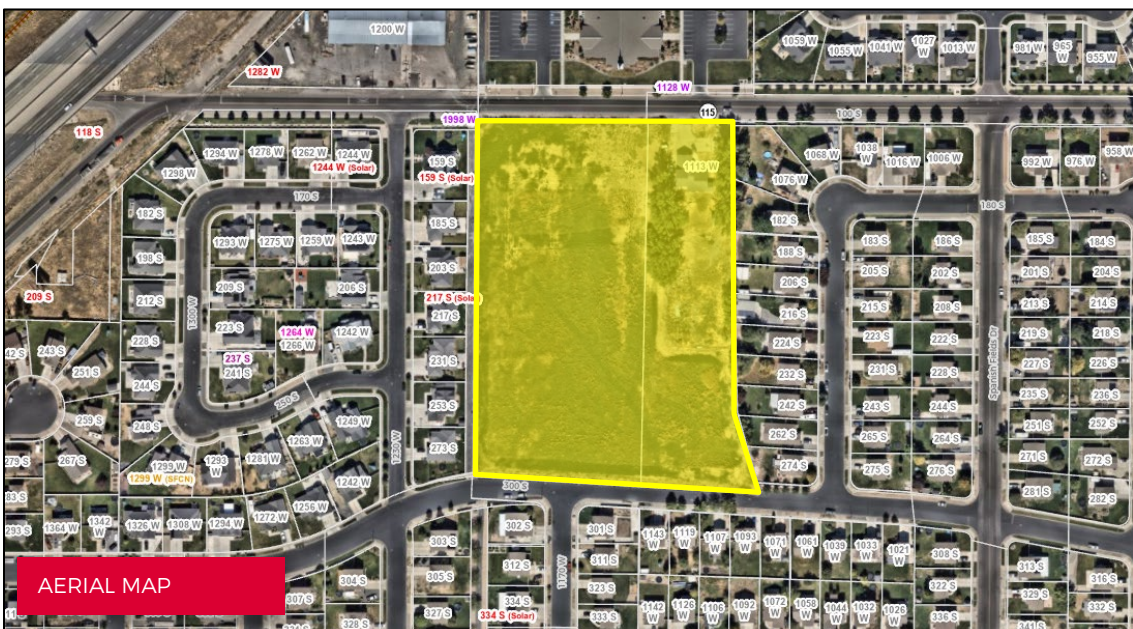
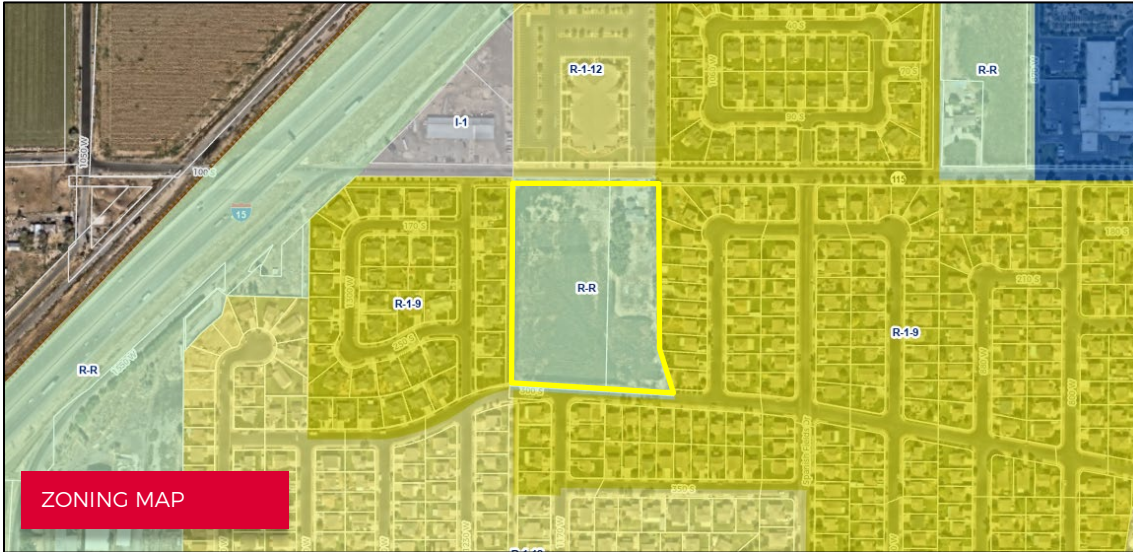
Conditions

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 approve the Zone Map Amendment and associated Master Planned Development Overlay.

EXHIBITS

1. Area Maps
2. Preliminary Plat

EXHIBIT 1



[illegible]

ORDINANCE NO. __-2025

ROLL CALL

VOTING	YES	NO	ABSENT	ABSTAIN
MIKE MENDENHALL <i>Mayor (votes only in case of tie)</i>				
STACY BECK <i>Councilmember</i>				
JESSE CARDON <i>Councilmember</i>				
SHANE MARSHALL <i>Councilmember</i>				
KEVIN OYLER <i>Councilmember</i>				
LANDON TOOKE <i>Councilmember</i>				

I MOVE this ordinance be adopted:

I SECOND the foregoing motion:

ORDINANCE No. __

AN ORDINANCE ADOPTING TITLE 14 CHAPTER 40 OF THE SPANISH FORK
MUNICIPAL CODE PERTAINING TO THE
UTAH WILDLAND URBAN INTERFACE CODE

WHEREAS Title 14 of the Spanish Fork Municipal Code adopts various
Code Standards for Buildings and Construction within Spanish Fork City
("City");

WHEREAS, the Utah Wildland Urban Interface Code ("Code") regulates
ignition-resistant construction techniques and defensible space as well as fire
department access and available water supplies for fire suppression;

WHEREAS, the Code focuses on preventing ignition of buildings and vegetative fuels from direct exposure to wildfire and fire exposure from adjacent structures;

WHEREAS, the Code helps prevent structure fires in Wildland Urban Interface areas from spreading to wildland fuels, even in the absence of fire department intervention;

WHEREAS, the City desires to adopt the Utah Wildland Urban Interface Code to safeguard life and property from the intrusion of wildfire;

WHEREAS the Planning Commission held a public hearing regarding this ordinance on _____, 2025, wherein public comment was received;

WHEREAS a public hearing regarding this ordinance was held before the Spanish Fork City Council on _____, 2025, wherein public comment was received;

WHEREAS the City Council desires to amend Title 14 of the Spanish Fork Municipal Code to add Chapter 40, Utah Wildland Urban Interface Code, as set forth in Exhibit A, attached hereto and incorporated herein;

NOW, THEREFORE, be it ordained by the Spanish Fork City Council as follows:

Section 1. Amendment of Municipal Code. Title 14 of the Spanish Fork Municipal Code pertaining to Buildings and Construction is hereby amended to add Chapter 40, Utah Wildland Urban Interface Code, as outlined in Exhibit A. Only Title 14 is amended hereby. All other sections of the Code remain unchanged.

Section 2. Effective Date. This ordinance shall be effective twenty days after passage and publication.

PASSED AND ORDERED PUBLISHED BY
THE CITY COUNCIL OF SPANISH FORK, UTAH:

DATED: _____, 2025.

MIKE MENDENHALL, Mayor

ATTEST:

Tara Silver, City Recorder

EXHIBIT A

ADOPTION OF TITLE 14, CHAPTER 40, UTAH WILDLAND URBAN INTERFACE CODE

14.40 Utah Wildland Urban Interface Code

14.40.010 Utah Wildland Urban Interface Code Adopted

14.40.020 Violation

14.40.010 Utah Wildland Urban Interface Code Adopted

The city hereby adopts the Utah Wildland Urban Interface Code, subject only to those exceptions allowed by State law, as set forth in Utah Code Annotated 15A-2-103. Any developer must meet the city construction and development standards for construction, including the Utah Wildland Urban Interface Code, if more stringent than the Utah Wildland Urban Interface Code.

14.40.020 Violation

It shall be a Class C Misdemeanor to erect, construct, enlarge, alter, repair, move, demolish, occupy, or use any building or structure in the city in violation of or without complying with the provisions of the Utah Wildland Urban Interface Code adopted under this Chapter.

75' 0"

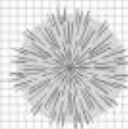
2' 6"

70' 0"

4' 10"

SIDEWALK

68' 0"



22' 2"

21' 10 3/4"

SIDEWALK

24' 10"

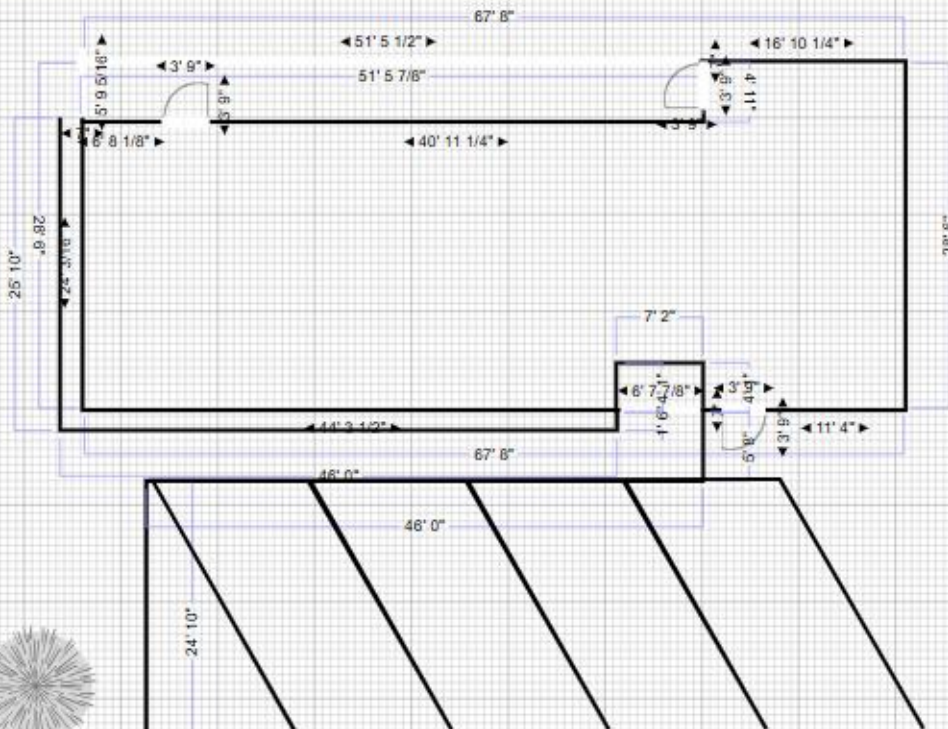
5' 0"

CURB

105' 1 5/8"

105' 2 1/4"

105' 0"



75' 2"

2' 6"