



**Wednesday, March 18, 2026
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. March 11, 2026.

2. Site Plan

A. GOLF COURSE MAINTENANCE BUILDING ADDITION. This proposal involves the addition of a maintenance building to The Oaks Golf Course building located at 3430 East Powerhouse Road.

3. Final Plat

A. 6TH EAST TOWNHOMES. This proposal involves approval of a Final Plat for four single-family townhome units located at 590 East Center Street.

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

C. WESTFIELD INDUSTRIAL CONDO PLAT. This proposal involves approval of a Final Plat for 10 condominiumized units located at 3546 North 1150 West.

4. Concept Review

A. NELSON COMMERCIAL CONCEPT.

B. DAVIS TOWNHOMES CONCEPT.

C. WESTONE INDUSTRIAL CONCEPT.

5. Discussion Item

A. 2026 TITLE 15 DISCUSSION.

B. DISCUSSION ON DEVELOPMENT AGREEMENT.

C. SITE PLAN DISCUSSION.

6. Adjourn

End

Draft Minutes
Spanish Fork City Development Review Committee
80 South Main Street
Spanish Fork, Utah
March 11, 2026

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, City Engineer; Josh Wagstaff, Assistant City Engineer; Jered Johnson, Engineering Division Manager; Jared Bartel, Information Systems Director; Kevin Taylor, Senior Power Utility Planner; Jake Theurer, Power and Light Superintendent; Bart Morrill, Parks Maintenance Supervisor; Bryton Shepherd, Landscape Architect; Dillon Muirbrook, Traffic Engineer; Josh Robinson, Engineering Designer; Matt Romero, Project Manager, Eddie Hales, Fire & EMS Director.

Citizens Present: Andrade Christensen, Gavin West, Dave Millheim, Walter Garcia

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

MINUTES

February 25, 2026

Vaughn Pickell moved to approve the minutes of February 25, 2026.

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

MINOR PLAT AMENDMENT

PIONEER RIDGE ESTATES PLAT C

Brandon Snyder introduced the item by identifying the property location and explaining that Mr. Millheim is requesting an amendment to a scenic corridor easement on the property. He noted that staff had previously reviewed the proposal and are recommending

approval. Brandon also provided additional background regarding the easement area and recent improvements that have been completed on the site.

During the discussion, questions were raised about the permitting process. It was noted that no permits have been submitted to the City for the improvements. Staff clarified that if the retaining wall exceeds four feet in height, a building permit would be required.

The conversation then shifted to the grading and slope conditions of the property. Staff indicated that additional internal discussions would take place regarding the City's hillside development requirements and how they may apply to the site.

Seth Perrins recommended adding an additional condition to address vegetation requirements, and Mr. Anderson agreed with this suggestion.

Dave Millheim indicated he wanted to use native seed and also asked for clarification regarding the installation of a fence between his property and Lot B where the trail is located. Jered Johnson explained that the fence was installed to prevent pedestrians from accessing and walking up into the area.

Dave Anderson suggested that the item might need to be continued; however, staff generally did not agree that a continuation was necessary.

John Little referenced the applicant's earlier statement that the area would be cleaned up and asked Mr. Millheim to clarify what that effort would entail. Mr. Millheim responded that he intends to remove the remaining debris and construction materials from the site and noted that he does not plan to plant sagebrush in the area. He expressed that the lower portion of the property will show significant improvement once the debris and materials are removed and natural runoff helps wash away remaining dirt and mud.

Dave Anderson commented that the cleanup could be a substantial effort and suggested that the work would require more than simply allowing rainwater to remove debris. Mr. Millheim acknowledged the concern and clarified that he does not intend to rely solely on natural processes and will also manually remove debris from the area.

Eddie Hales concluded by complimenting Mr. Millheim on the improvements made to the property, noting that the work has been beneficial from a Fire and EMS perspective.

The discussion concluded with staff discussing the retaining wall.

Seth Perrins **moved** to approve the proposed Pioneer Ridge Estates Plat C Minor Plat Amendment 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, zoning requirements and other applicable City ordinances.
2. That any remaining redlines are addressed prior to recording the plat.
3. That the applicant submit a revegetation plan for staff review and approval and bond for the improvements.

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

PRELIMINARY PLAT

ANDY RIDGE SUBDIVISION

Brandon Snyder explained that this item will be presented in conjunction with the associated Zone Change application. He noted that the proposal was previously discussed with the Development Review Committee (DRC) in December 2024 and referenced several of the key discussion points from that meeting, including considerations related to cul-de-sac setback requirements.

Mr. Snyder stated that the proposal is a standard subdivision that will require approval from the Planning Commission. He also noted that the conditions of approval discussed during the 2024 DRC review will carry forward as part of the current recommendation. Additionally, he clarified that the requested Zone Change will require approval from the City Council.

Dave Anderson recalled a prior discussion regarding the possibility of adding an additional lot at the southern end of the cul-de-sac. However, he noted that concerns were raised at that time, and as a result, the applicant has chosen to proceed with the currently proposed six-lot subdivision.

Staff also discussed the existing access on Quail Run Road.

Dave Anderson **moved** to recommend approval of the proposed Andy Ridge Subdivision Preliminary Plat to the Planning Commission based on the following finding and subject to the following conditions:

Finding:

1. That the proposal is consistent with the City's General Plan Land Use Designation of Low Density Residential.

Conditions:

1. That the Applicant meets the City's Development & Construction standards, zoning requirements, and other applicable City ordinances.
2. That the City Council approves a Zone Change from R-R to R-1-12.
3. That the Applicant addresses any red-lines.
4. That the Applicant complies with all environmental requirements as outlined in the Subsurface Soil Gas Sampling Report prepared by Wasatch Environmental.
5. That the frontage of lot 5 on the cul-de-sac be treated like a front setback for purposes of landscaping, structures, fencing, and any other setback related requirements.
6. That lots 1, 2, 3, 4 and 6 be addressed and accessed only from the cul de sac and that Lot 5 be addressed off of its current address on Quail Run Road.

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

Following the motion, Mr. Anderson stated that he supports the proposed access configuration and believes it should remain as presented. He indicated that he is comfortable moving forward with the conditions prepared by Mr. Snyder.

Mr. Perrins also expressed his support for the access as proposed.

Vaughn Pickell recommended adding a note to the plat specifying that access to Lots 1, 2, 3, 4, and 6 will be from the cul-de-sac only, and that Lot 5 will be addressed from Quail Run.

Staff agreed with this recommendation, and it was incorporated as an additional condition of approval.

Mr. Anderson subsequently amended his motion to include a sixth condition reflecting the recommendation outlined by Mr. Pickell and supported by Mr. Perrins.

ZONE CHANGE

ANDY RIDGE ZONE CHANGE

No additional discussion was held.

Dave Anderson **moved** to recommend approval of the proposed Andy Ridge Zone Change to City Council based on the following findings:

Findings:

1. That Spanish Fork City is prepared to provide services that the proposed Zone Change would require.
2. That the proposal is consistent with the City's General Plan Land Use Designation of Low Density Residential.
3. That the proposal is designed with local streets that are discontinuous, but well connected, creating a pattern to discourage through traffic (Spanish Fork City General Plan Land Use Policy A.3.2).

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

SITE PLAN

SPANISH FORK STATION 61

David Mann began the presentation by outlining the proposed location for the new Fire Station facility. He explained that several properties within the block are currently zoned residential and will need to be rezoned to the Public Facilities designation to accommodate the project. Mr. Mann also noted that the City's current code does not establish specific parking requirements for fire stations within the Public Facilities zone. After review by the Community Development Department, staff determined that the parking layout proposed by the project's design professional is acceptable. However, staff acknowledged the need to amend the City's code in the future to include parking standards for fire stations.

Staff also discussed plans for the demolition of the existing structure on the site and the proposed landscaping improvements associated with the project.

Brandon Snyder asked about the anticipated timeline for the project. Matt Romero responded that the new facility is expected to open toward the end of summer 2027, with an estimated timeframe between late July and September.

Dave Anderson suggested that staff initiate the process of rezoning the remaining residential parcels within the block to the Public Facilities designation.

Seth Perrins expressed some hesitation regarding significant changes to the homes located along 100 West. He noted that he does not want current residents to become concerned about the potential demolition of those properties in the near future. Mr. Perrins indicated

that if the City intends to continue renting those properties as residential units, it may be appropriate to retain the existing residential zoning designation until a future time when redevelopment is planned.

Vaughn Pickell **moved** to approve the proposed Spanish Fork Station 61 Site Plan based on the following findings and subject to the following conditions:

Findings:

1. That the proposal conforms to the City's General Plan Designation and Zoning Map.
2. That the proposed parking stall count has been deemed sufficient by the Community Development Director per §15.4.16.120.C of the municipal code.

Conditions:

1. That the Applicant meets the City's Development & Construction standards, zoning requirements, and other applicable City ordinances.
2. That any remaining redlines are addressed prior to a building permit being issued.
3. That a Zone Map Amendment is approved by the City Council to bring the whole project area into the P-F Zone.

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

DISCUSSION

SPANISH FORK RESERVOIR TRAIL 90% PLAN

Byron Haslam explained that Josh Robinson has prepared the 90% design plans for the proposed trail at the Spanish Fork Reservoir and requested feedback from staff on the current design.

Staff reviewed the plans and provided positive feedback regarding the proposed improvements.

Vaughn Pickell asked whether the entire project had been designed within City-owned property. Mr. Haslam confirmed that the trail alignment is located entirely on property owned by the City and noted that City staff will ensure that grading activities remain within those boundaries.

Dave Anderson inquired about the anticipated timeline for completion. Mr. Haslam indicated that the project is expected to be completed sometime in 2026.

The discussion concluded with staff noting that the project will include a connection to the existing trail through an easement that has been recorded at 2641 South Fairway Drive.

1400 NORTH ROADWAY IMPROVEMENTS

Josh Wagstaff opened the discussion by noting that a development application had been submitted and that questions had arisen regarding required improvements along 1400 North, specifically whether curb, gutter, and sidewalk installations would be required.

The group discussed whether future developments along 1400 North should be required to construct the full roadway cross-section.

Cory Pierce expressed a preference for installing the full pavement width and curb to maintain a consistent roadway alignment and avoid the road shifting in and out along the corridor. However, concerns were raised that implementing the full section could conflict with the location of an existing building at the corner of 300 West and 1400 North.

The intersection geometry at 300 West and 1400 North was also reviewed, and it was noted that the corner radius would likely need to be increased to meet current city standards. Sidewalk installation along the south side of 1400 North remained unresolved. Participants referenced nearby properties—specifically the corner of Main Street and 1400 North and the adjacent PDM property—which also currently lack sidewalks.

As a discussion item, staff will provide a redline comment to the developer at the corner of 300 West and 1400 North requesting that they schedule a meeting with Jered Johnson to discuss potential roadway improvements and how they may impact the site.

No final decisions were made during the meeting.

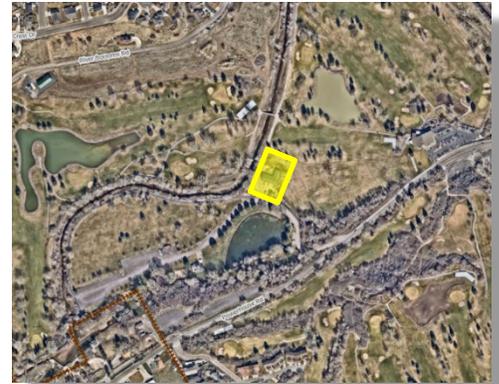
Dave Anderson moved to adjourn the meeting at 11:15 a.m.

Adopted:

Kasey Woodard
Community Development Division
Secretary



Golf Course Maintenance Building
Site Plan
3430 East Powerhouse Road
4.4 acres
P-F Zone
Public Facilities General Plan Designation



PROPOSAL

The Applicant applied for Site Plan approval to construct an addition to the existing maintenance building on the subject property. Golf courses and related facilities are listed as a permitted use in the P-F Zone. The proposed uses listed on the plans are a warehouse and offices. The site will have one gated access connecting to an interior driveway that connects to Powerhouse Road.

The proposed building meets the required setbacks and building height in the P-F Zone. The plans show 8 parking stalls on the site with additional parking along the interior driveway. No additional landscaping is required. Minor corrections regarding utility connections will need to be addressed prior to issuing permits.

STAFF RECOMMENDATION

That the proposed Golf Course Maintenance Building Site Plan be approved based on the following finding and subject to the following conditions:

Finding

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

Conditions

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

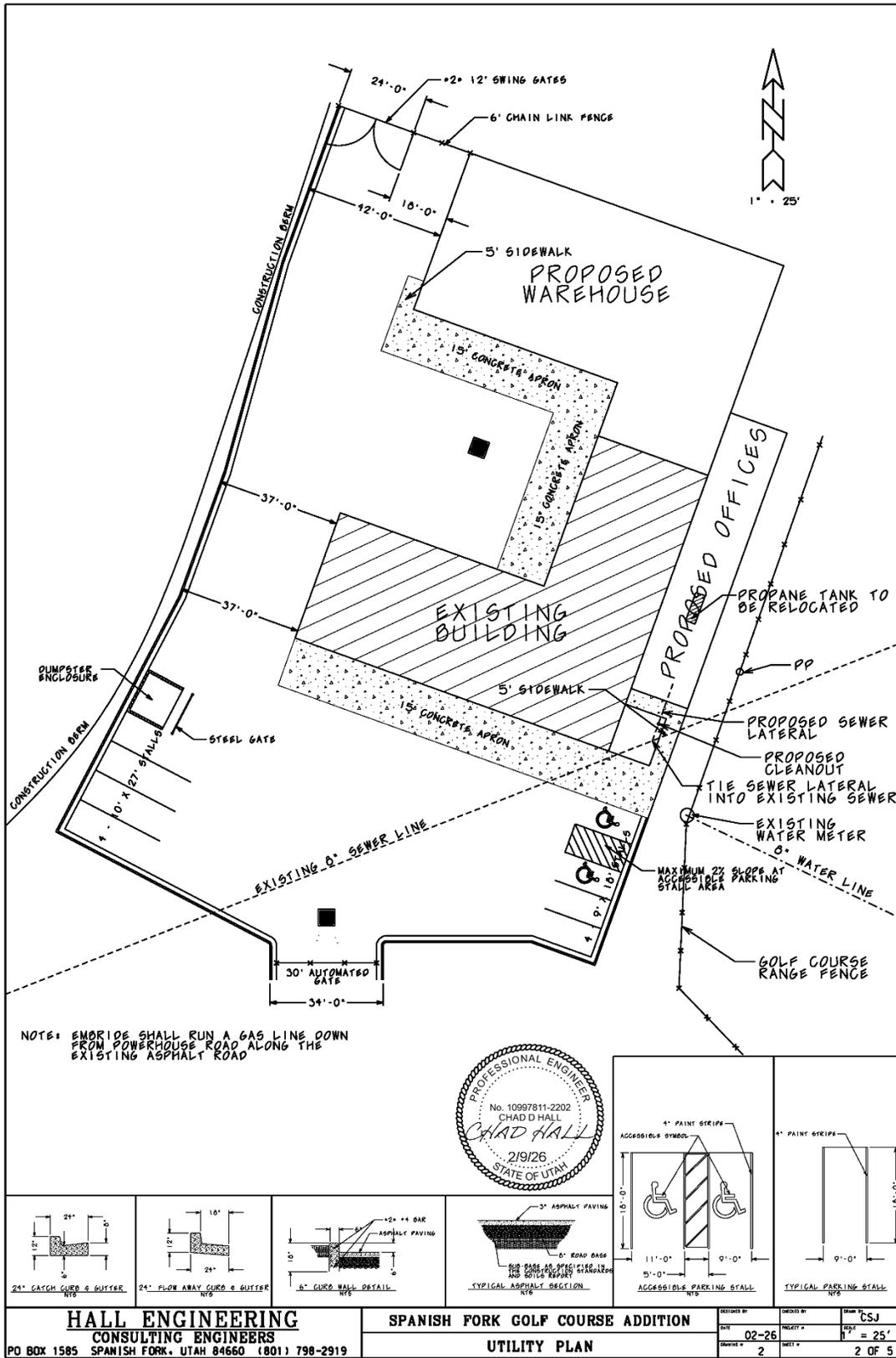
EXHIBITS

1. Area Maps
2. Site Plan

EXHIBIT 1



EXHIBIT 2



HALL ENGINEERING
 CONSULTING ENGINEERS
 PO BOX 1585 SPANISH FORK, UTAH 84660 (801) 798-2919

SPANISH FORK GOLF COURSE ADDITION
UTILITY PLAN

DESIGNED BY	PROJECT #	DRAWN BY
DATE	02-26	CSJ
SHEET #	2	2 OF 5



6th East Townhomes
Final Plat
590 East Center Street
0.30 acres
R-3 with the Infill Overlay
General Plan Designation
Mixed Use



PROPOSAL

The Applicant is requesting approval of a Final Plat for a project that features four townhome units to be developed on a vacant parcel at 590 East Center Street.

The Applicant has requested that the dumpster enclosure be waived and that residential roll-out cans be used for garbage collection.

The Applicant has proposed CC&Rs to be recorded with the plat that address the preservation of the guest parking and requires that all unit owners will utilize garage spaces for the overnight parking of vehicles and not for the storage of personal property to the exclusion of such vehicles.

Some of the key issues to consider are: improvements.

STAFF RECOMMENDATION

That the proposed 6th East Townhomes 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 Mixed Use.
- 2. That the proposal meets the intent of the Infill Overlay Zoning District.
- 3. That the proposal is consistent with the Preliminary Plat.

Conditions

- 1. That the Applicant meets the City’s development and construction standards, zoning requirements and other applicable City ordinances.
- 2. That the Applicant addresses any staff review comments.
- 3. That the Applicant complies with the Zone Change and Preliminary Plat approvals regarding landscaping and building elevations.
- 4. That the proposed CC&Rs are recorded with the plat.
- 5. That the applicant upgrades the existing masonry wall to include a decorative cap to make it look more appropriate for a residential setting.

EXHIBITS

- 1. Area Maps
- 2. Final Plat

EXHIBIT 1

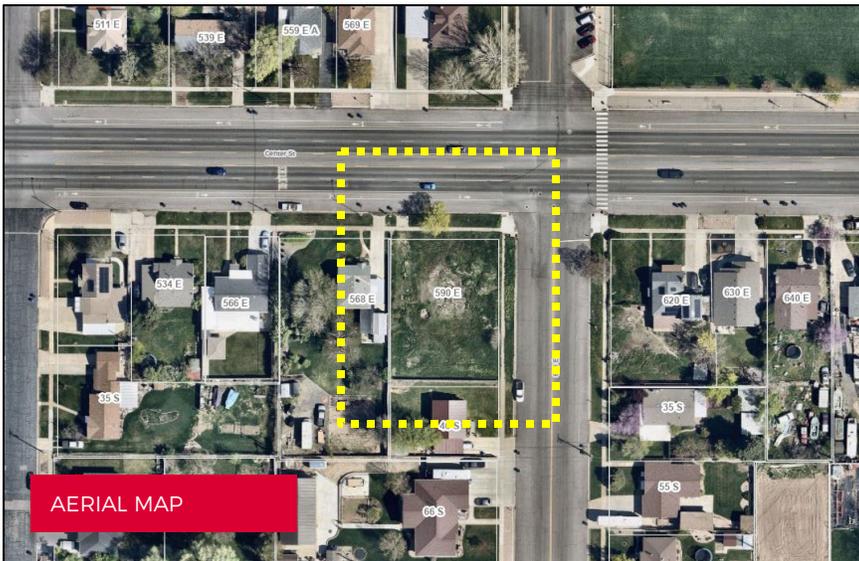
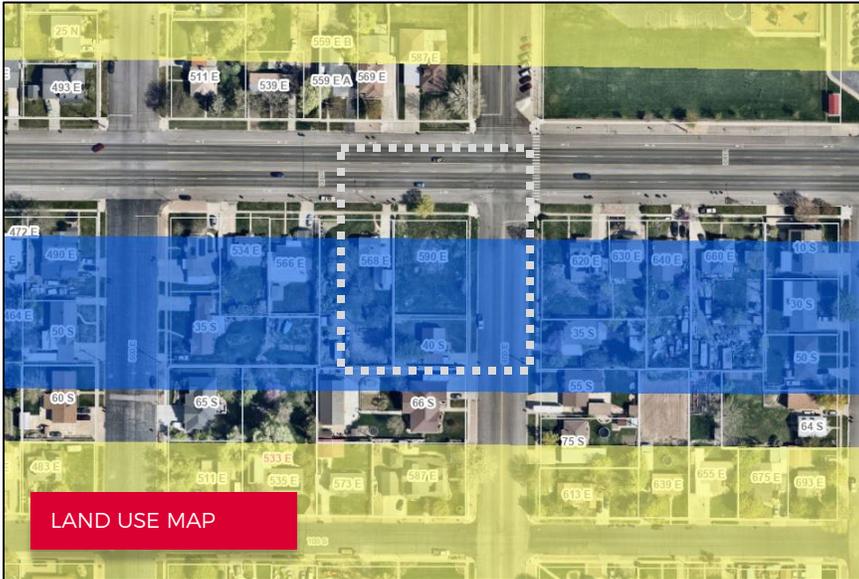


EXHIBIT 2

6TH EAST TOWNHOMES

A RESIDENTIAL SUBDIVISION
SPANISH FORK, UTAH
FINAL PLAN SET
FEBRUARY 2026

-SHEET INDEX-

SHEET	SHEET NAME
1	COVER
2	FINAL PLAT
3	OVERALL SITE PLAN
4	EXISTING TOPOGRAPHY
5	GRADING PLAN
6	TBC PLAN
DT-01	DETAIL SHEET
R.O.S.	RECORD OF SURVEY

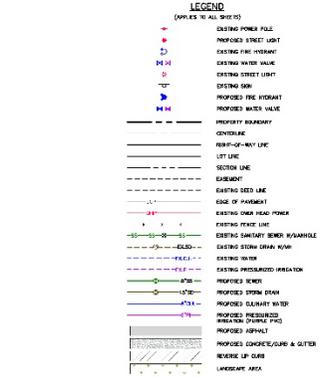
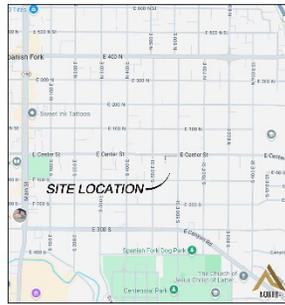
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ACREAGE OF TOWNHOMES=0.12
ACREAGE IN ROW=0
ACREAGE OF OPEN SPACE/LANDSCAPING=0.09
ACREAGE OF IMPERVIOUS AREA = 0.09
PARKING STALLS = 2
ZONING=R-3

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 DRAIN 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.
6. REFER TO THE GEOTECHNICAL REPORT BY EARTHTECH ENGINEERING, PROJECT NO. 22645, DATED MARCH 8, 2022 FOR ALL CONSTRUCTION WORKS.

CONTRACTOR NOTE:
THE SIZE, LOCATION & 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 EXTENSIONS OR DISCREPANCIES, ATLAS ENGINEERING, LLC NEEDS TO BE NOTICED BEFORE CONSTRUCTION. ATLAS ENGINEERING, LLC WILL NOT BE LIABLE FOR PERMANENT 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 ENGINEER 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 FAILING TO EXACTLY LOCATE ALL EXISTING UTILITIES SHOULD THERE BE DISCREPANCIES.

ENGINEER/SURVEYOR CONTACT INFO:
ATLAS ENGINEERING LLC
(BO) 655-0566
846 E. 900 N. SUITE #
SPANISH FORK, UT 84660

OWNER/DEVELOPER:
JOHN SMILEY
391 NORTH MAIN
SPANISH FORK, UT 84660



6TH EAST TOWNHOMES



LEGEND

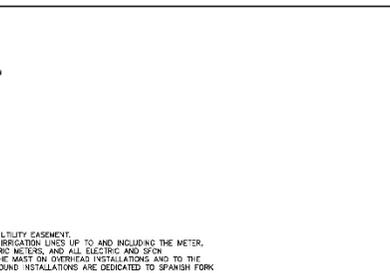
- UTAH COUNTY MONUMENT
- FOUND MONUMENT
- 361 5/8" IRON NAIL AND CAP
- 361 5/8" IRON NAIL
- PROPERTY BOUNDARY
- RIGHT-OF-WAY LINE
- LOT LINE
- SECTION LINE
- SEWBANK
- FARMWAY
- CENTRALINE
- ADDRESSES
- PROPOSED LOT NUMBERS
- BEARING
- COMMON AREA/OPEN SPACE
- LIMITED COMMON EASEMENT
- PRIVATE OWNERSHIP

DATA TABLE
TOTAL ACRES=0.30
OF TOWNHOMES= 4
ACREAGE OF TOWNHOMES=0.12
ACREAGE IN ROW=0
ACREAGE OF OPEN SPACE/LANDSCAPING=0.09
ACREAGE OF IMPERVIOUS AREA = 0.09
PARKING STALLS = 2
ZONING=R-3

OWNER/DEVELOPER:
JOHN SMILEY
391 NORTH MAIN
SPANISH FORK, UT 84660

ENGINEER/SURVEYOR CONTACT INFO:
ATLAS ENGINEERING LLC
(BO) 655-0566
846 E. 900 N. SUITE A
SPANISH FORK, UT 84660

NOTES:
1. VERTICAL DATA BASED ON NAVD 83.
2. COORDINATE SYSTEM = NAD83
3. ALL COMMON AREAS TO BE A MINOR-FULL UTILITY EASEMENT.
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 DRAIN 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.



SURVEYOR'S CERTIFICATE
I, MATTHEW C. JUDD, CIVIL ENGINEER, LICENSE NO. 12345, STATE OF UTAH, A PROFESSIONAL LAND SURVEYOR AND "I" HOLD CERTIFICATE NO. 181234 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH, HAVE PERSONALLY AND INDEPENDENTLY EXAMINED ALL INFORMATION OF THE OWNER, I HAVE MADE A SURVEY OF SAID TRACT OF LAND SHOWN ON THE PLAT AND THE PROPOSED SECTION AND I HAVE USED THE MOST ACCURATE METHODS AND INSTRUMENTS AND I HAVE FOUND THAT THE SAID TRACT OF LAND AND THE PROPOSED SECTION AND I HAVE USED THE MOST ACCURATE METHODS AND INSTRUMENTS AND I HAVE FOUND THAT THE SAID TRACT OF LAND AND THE PROPOSED SECTION ARE SHOWN ON THIS PLAT AS THAT "AS IS" AND CORRECT.
DATE: 02/15/2026

BOUNDARY DESCRIPTION
BEGINNING AT THE NORTH EAST CORNER OF LOT 4, BLOCK 21, P. 44, SPANISH FORK CITY, UTAH, WHICH POINT IS NORTH 89°31'13" EAST 216.77 FEET ALONG THE SECTION LINE AND SOUTH 89°31'13" WEST 100 FEET FROM THE NORTH EAST CORNER OF SECTION 16, CORNER 25 SOUTH RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN, THENCE SOUTH 0°00'00" WEST 130.00 FEET ALONG THE LOT LINE TO THE SOUTHWEST CORNER OF SAID LOT 4, THENCE NORTH 89°31'13" WEST 98.30 FEET ALONG THE SOUTH LINE OF SAID LOT 4 AND AN IRREGULAR SLACK, HENCE NORTH 0°00'00" EAST 120.00 FEET ALONG AN IRREGULAR SLACK, HENCE NORTH 0°00'00" EAST 120.00 FEET ALONG A PORTION THEREOF TO THE NORTH 1/4 CORNER OF SAID LOT 4, THENCE SOUTH 89°31'13" WEST 98.30 FEET ALONG THE NORTH LINE OF SAID LOT 4 TO THE POINT OF BEGINNING.
CONTAINING 0.2069 SQ. FT. / 0.30 ACRES.

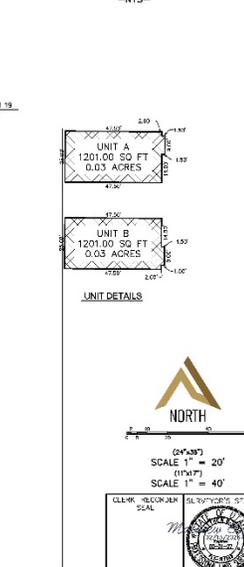
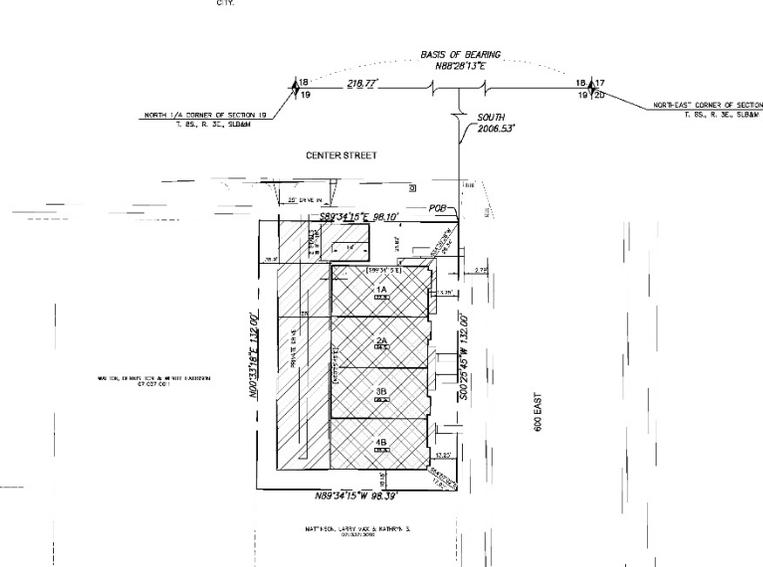
OWNER'S DEDICATION
KNOW ALL MEN BY THESE PRESENTS, THAT WE, ALL OF THE UNDERSIGNED OWNERS OF ALL OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON, AND SHOWN ON THIS MAP, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, STREETS, AND EASEMENTS, AND DO HEREBY DEDICATE THE STREETS, EASEMENTS AND PORTIONS OF THE PUBLIC IN DISCRETE LOTS TO SAID CITY FOR FUTURE USE OF THE PUBLIC.
IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS AND SEAL OF OFFICE, THIS 15th DAY OF FEBRUARY, A.D. 2026.

PERSONAL ACKNOWLEDGMENT
STATE OF UTAH, COUNTY OF UTAH, I, MATTHEW C. JUDD, CIVIL ENGINEER, LICENSE NO. 12345, STATE OF UTAH, A PROFESSIONAL LAND SURVEYOR, HAVE PERSONALLY APPEARED, AND PERSONALLY ACKNOWLEDGED TO ME, ON THE BASIS OF MY PERSONAL KNOWLEDGE, THAT THE SIGNATURES OF THE UNDERSIGNED ARE THE SIGNATURES OF THE UNDERSIGNED AND THAT THE SIGNATURES OF THE UNDERSIGNED ARE THE SIGNATURES OF THE UNDERSIGNED AND THAT THE SIGNATURES OF THE UNDERSIGNED ARE THE SIGNATURES OF THE UNDERSIGNED AND THAT THE SIGNATURES OF THE UNDERSIGNED ARE THE SIGNATURES OF THE UNDERSIGNED.
WITNESS MY HAND AND OFFICIAL SEAL.

A NOTARY PUBLIC COMM. NO. 12345 IN THE STATE OF UTAH
COMM. EXPIRES 12/31/2026

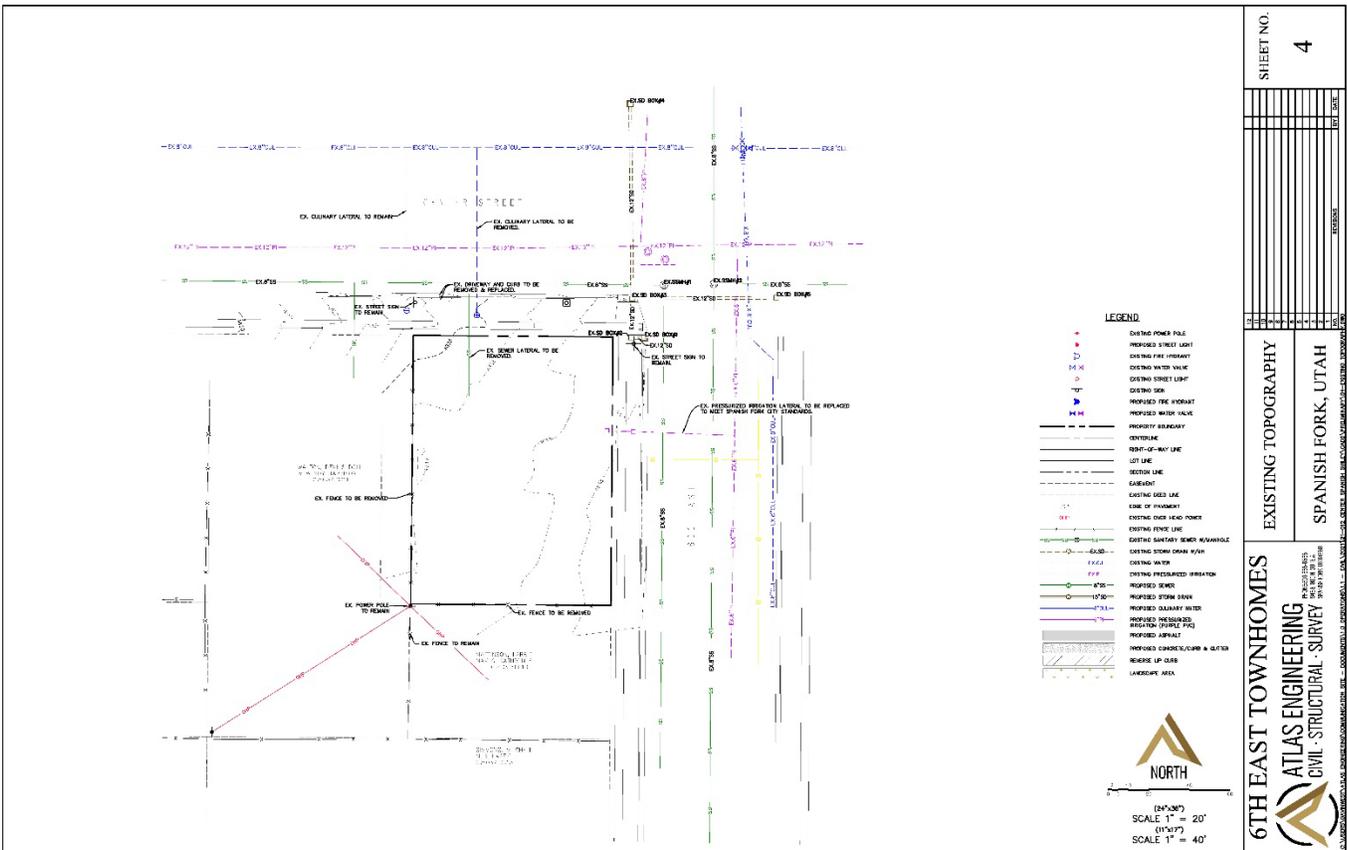
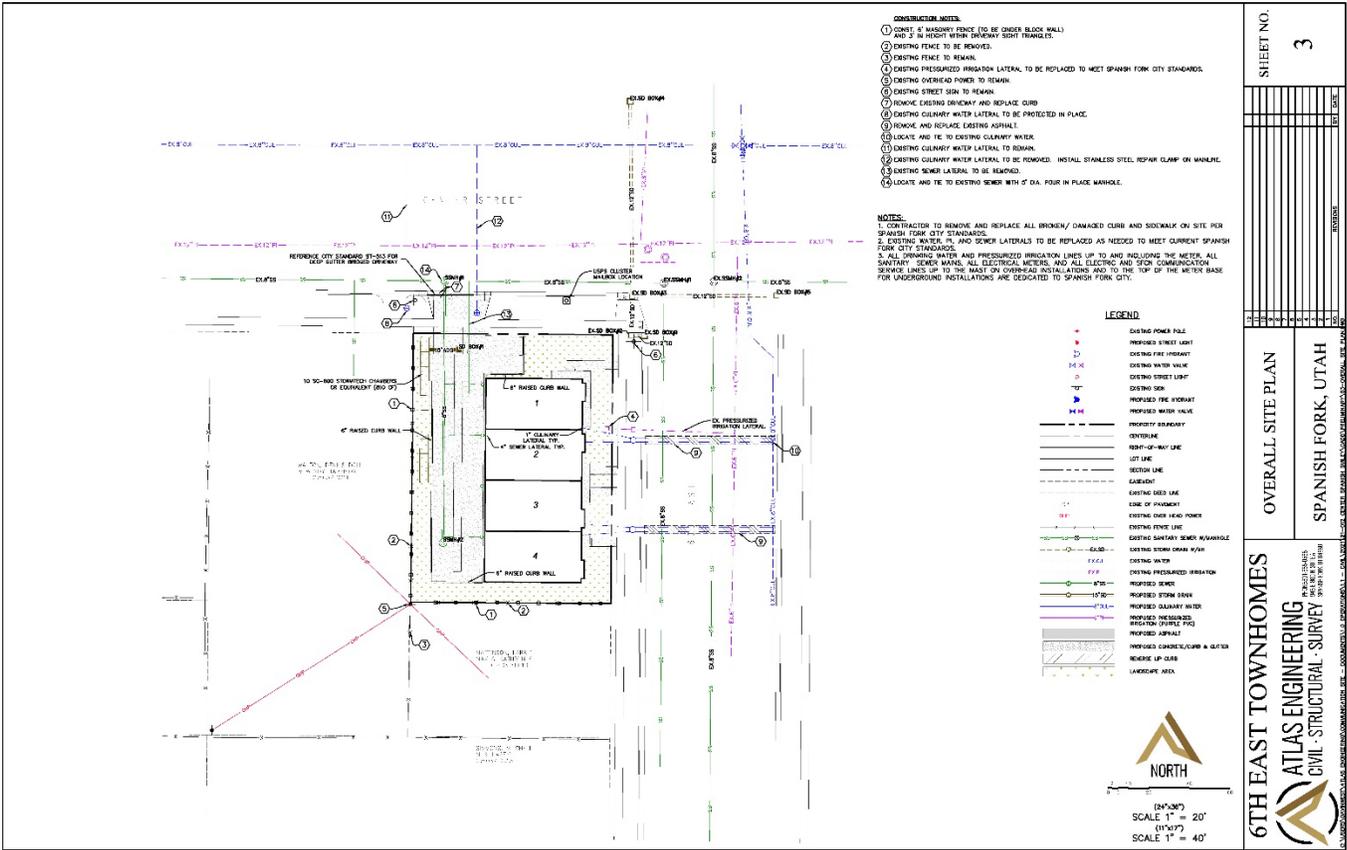
ACCEPTANCE BY LEGISLATIVE BODY
THE CITY MANAGER AND CITY COUNCIL OF THE CITY OF SPANISH FORK, UTAH, HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND PORTIONS OF LAND WITHIN THE CITY LIMITS OF SPANISH FORK, UTAH, FOR THE PERPETUAL USE OF THE PUBLIC IN THIS CITY OF SPANISH FORK, UTAH.
APPROVED: CITY MANAGER, APPROVED: CITY ATTORNEY
APPROVED: ENGINEER (SEE SEAL), APPROVED: CLERK/RECORDER
APPROVED: COMMUNITY DEVELOPMENT DIRECTOR

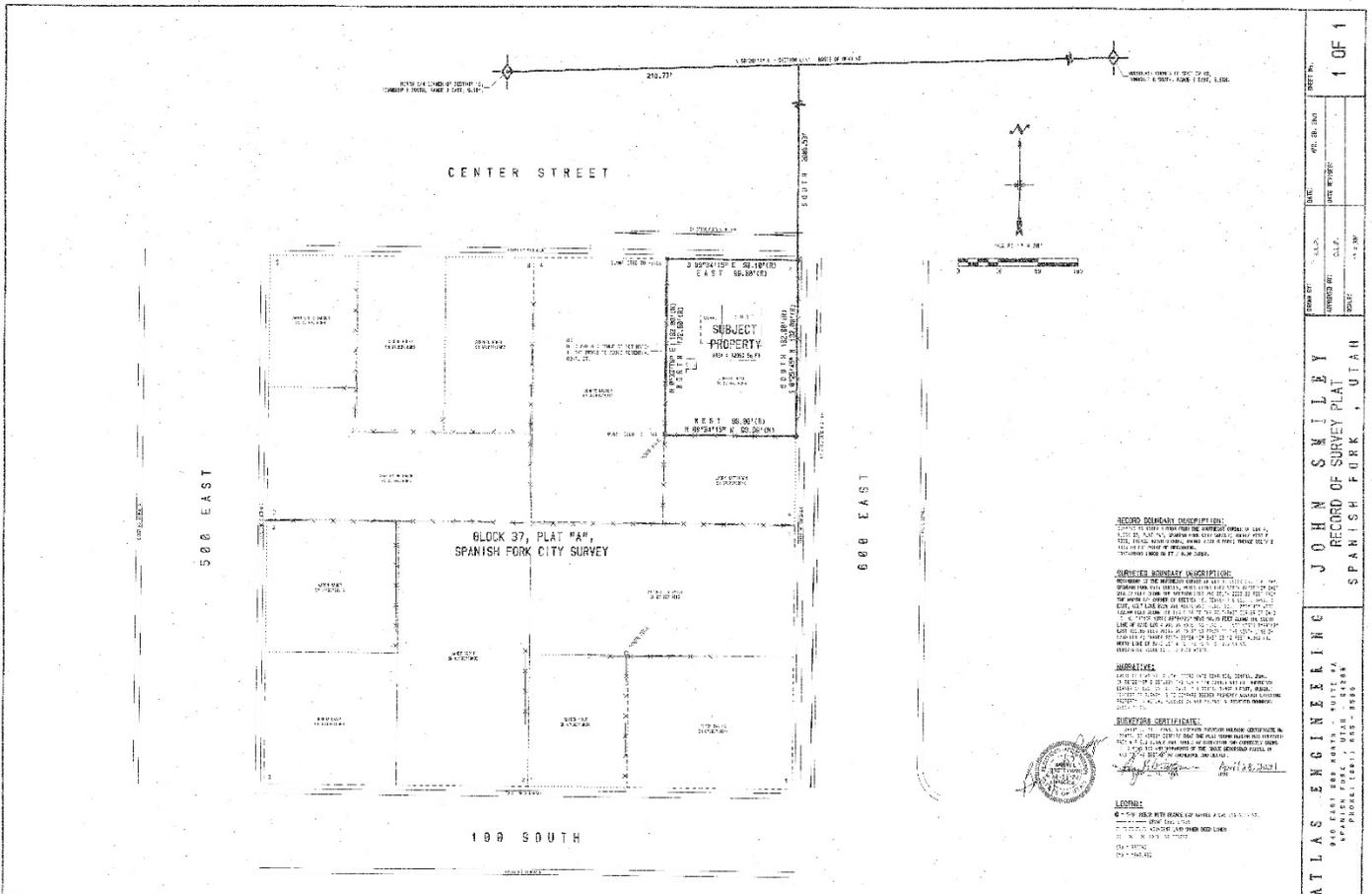
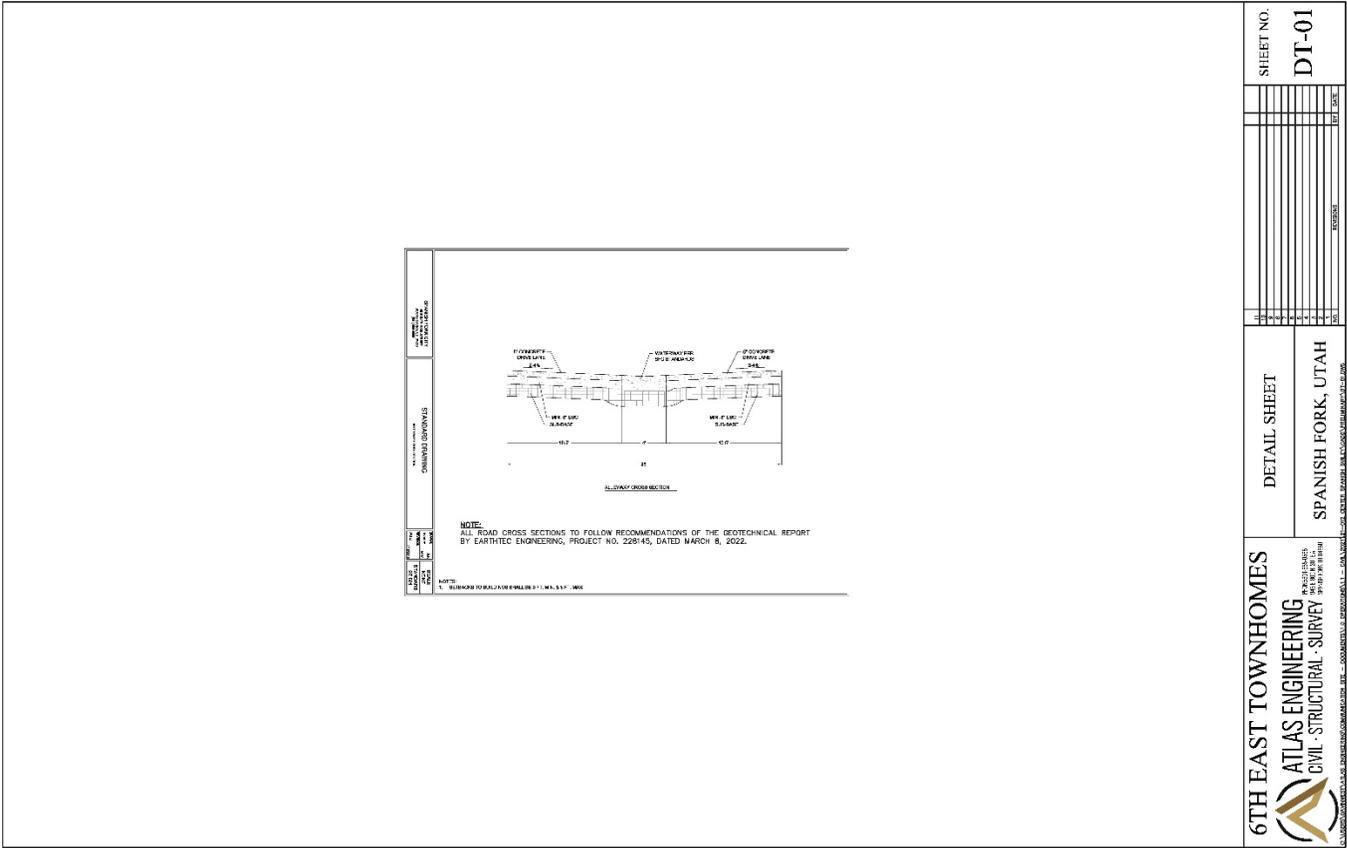
6TH EAST TOWNHOMES
RESIDENTIAL SUBDIVISION
SPANISH FORK, UTAH
CONTAINING 4 UNITS AND 0.30 ACRES
LOCATED IN THE NORTHEAST 1/4 OF SECTION 16, OF TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN, UTAH COUNTY, UTAH.



NOTARY PUBLIC SEAL
MATTHEW C. JUDD
CIVIL ENGINEER
LICENSE NO. 12345
STATE OF UTAH
EXPIRES 12/31/2026

NOTARY PUBLIC SEAL
STATE OF UTAH
EXPIRES 12/31/2026







Ellis Park
Final Plat
1113 West 100 South
7.2 acres
R-1-9 Zone w/ MPD Overlay
Low Density Residential General
Plan Designation



PROPOSAL

The Applicant submitted an application for Final Plat approval for a 24-lot single-family residential subdivision. The City Council approved a Master Planned Development Overlay with the rezoning of the subject property to the R-1-9 Zone on November 18, 2025. The Applicant provided Staff with landscape plans showing trees in the parkstrip, except for the locations of the LID system at the entrance on 100 South and along 300 South. The Applicant told Staff that due to how the system is designed and the width of the parkstrip, there would be no room to plant trees in those locations.

During the review of the Preliminary Plat application, Staff discussed the desire for a crosswalk across 300 South that would connect the trail on the west side of the property. Fees have been added to the application for half of the cost of two RRFB signs.

STAFF RECOMMENDATION

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

Findings

1. That the proposal conforms to the City's General Plan Designation, Zoning Map, and Master Planned Development Overlay.
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 and other applicable City ordinances.
2. That all remaining redlines are addressed by the Applicant.
3. That the remaining fees are paid prior to recording the plat.

EXHIBITS

1. Area Maps
2. Subdivision Plat
3. Landscape Plan

EXHIBIT 1



ZONING MAP



LAND USE MAP



AERIAL MAP

EXHIBIT 3



DECIDUOUS TREES			
	1001	1	Red Oak (Quercus rubra)
	1002	1	White Oak (Quercus alba)
	1003	1	Black Oak (Quercus nigra)
	1004	1	Scarlet Oak (Quercus coccinea)
	1005	1	Swamp White Oak (Quercus bicolor)
	1006	1	Pin Oak (Quercus palustris)
	1007	1	Water Oak (Quercus nigra)
	1008	1	Shingle Oak (Quercus muhlenbergii)
	1009	1	Chickadee Oak (Quercus laevis)
	1010	1	Live Oak (Quercus agrifolia)
SYMBOL CODE QTY BOTANICAL / COMMON NAME CONT			
DECIDUOUS SHRUBS			
	2001	1	Red Twig Dogwood (Cornus sericea)
	2002	1	Black Dogwood (Cornus nigra)
	2003	1	White Dogwood (Cornus florida)
	2004	1	Flowering Dogwood (Cornus florida)
	2005	1	Spicebush (Lindera spicata)
	2006	1	Wintergreen (Gaultheria procumbens)
	2007	1	Winterberry (Ilex verticillata)
	2008	1	Red Yew (Taxus canadensis)
	2009	1	Blue Yew (Taxus canadensis)
	2010	1	White Yew (Taxus canadensis)
EVERGREEN SHRUBS			
	3001	1	Blue Spruce (Picea canadensis)
	3002	1	White Spruce (Picea canadensis)
	3003	1	Black Spruce (Picea canadensis)
	3004	1	Red Spruce (Picea canadensis)
	3005	1	Blue Fir (Abies balsamea)
	3006	1	White Fir (Abies balsamea)
	3007	1	Black Fir (Abies balsamea)
	3008	1	Red Fir (Abies balsamea)
	3009	1	White Pine (Pinus strobus)
	3010	1	Black Pine (Pinus strobus)
	3011	1	Red Pine (Pinus strobus)
	3012	1	White Pine (Pinus strobus)
GRASSES			
	4001	1	Bluegrass (Poa annua)
	4002	1	Kentucky Bluegrass (Poa pratensis)
	4003	1	Perennial Ryegrass (Lolium perenne)
	4004	1	Annual Ryegrass (Lolium temulentum)
	4005	1	St. Augustine Grass (Stenotaphrum secundatum)
	4006	1	Bermuda Grass (Cynodon dactylon)
	4007	1	Zoysia Grass (Zoysia tenuifolia)
	4008	1	St. Paul Grass (Stenotaphrum secundatum)
	4009	1	Centipede Grass (Centipeda minima)
	4010	1	Carolina Bluegrass (Poa annua)
PERENNIALS			
	5001	1	Black-eyed Susan (Rudbeckia hirta)
	5002	1	Orange Black-eyed Susan (Rudbeckia hirta)
	5003	1	White Black-eyed Susan (Rudbeckia hirta)
	5004	1	Red Black-eyed Susan (Rudbeckia hirta)
	5005	1	Yellow Black-eyed Susan (Rudbeckia hirta)
	5006	1	Black-eyed Susan (Rudbeckia hirta)
	5007	1	Black-eyed Susan (Rudbeckia hirta)
	5008	1	Black-eyed Susan (Rudbeckia hirta)
	5009	1	Black-eyed Susan (Rudbeckia hirta)
	5010	1	Black-eyed Susan (Rudbeckia hirta)
ROSES			
	6001	1	Red Rose (Rosa rugosa)
	6002	1	White Rose (Rosa rugosa)
	6003	1	Black Rose (Rosa rugosa)
	6004	1	Yellow Rose (Rosa rugosa)
	6005	1	Pink Rose (Rosa rugosa)
	6006	1	Orange Rose (Rosa rugosa)
	6007	1	Blue Rose (Rosa rugosa)
	6008	1	Green Rose (Rosa rugosa)
	6009	1	Purple Rose (Rosa rugosa)
	6010	1	White Rose (Rosa rugosa)

<p>DATE: 2/11/2026</p> <p>PROJECT NUMBER: UT25158</p> <p>PROJECT INFORMATION: 811 SUCCESSES OF LITH</p> <p>PROJECT INFORMATION: 811 SUCCESSES OF LITH</p> <p>PROJECT INFORMATION: 811 SUCCESSES OF LITH</p>	<p>OWNER: ELLIS PARK</p> <p>ADDRESS: 1113 WEST 100 SOUTH</p> <p>CITY: SPANISH FORK, UTAH</p>	<p>DESIGNER: EDGE HOMES</p> <p>ADDRESS: 603-894-4120</p>	<p>LANDSCAPE ARCHITECT: PKJ DESIGN GROUP</p> <p>ADDRESS: 3450 N. TRULYAN DR. SUITE 122</p> <p>CITY: LEHI, UTAH 84043</p> <p>PHONE: (801) 259-2117</p> <p>WWW: www.pkjdesigngroup.com</p>
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Westfield Industrial Condominiums
Final Plat
3546 North 1150 West
4.4 acres
I-1 Light Industrial Zone
Industrial General Plan Designation



PROPOSAL

This proposal involves the approval of a Final Plat for 10 industrial condominium units to be located on lot 1 of the DB Industrial Subdivision.

The Development Review Committee (DRC) approved the Site Plan for the subject property on 2-26-2025. The civil plans for that application showed units that correspond to the same configuration of proposed units on the condo plat. The outdoor storage area on the south side of the building is shown as limited common. The sewer lateral connecting to the building wasn't designed for a condo plat, so maintenance of the lateral is the responsibility of the owner/HOA.

STAFF RECOMMENDATION

That the proposed Final Plat for the Westfield Industrial Condominiums 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 Land Use Designation Map and Zoning Map.

Conditions

- 1. That the Applicant meets the City's development and construction standards, zoning requirements and other applicable City ordinances.
- 2. That the Applicant addresses any remaining red-lines.

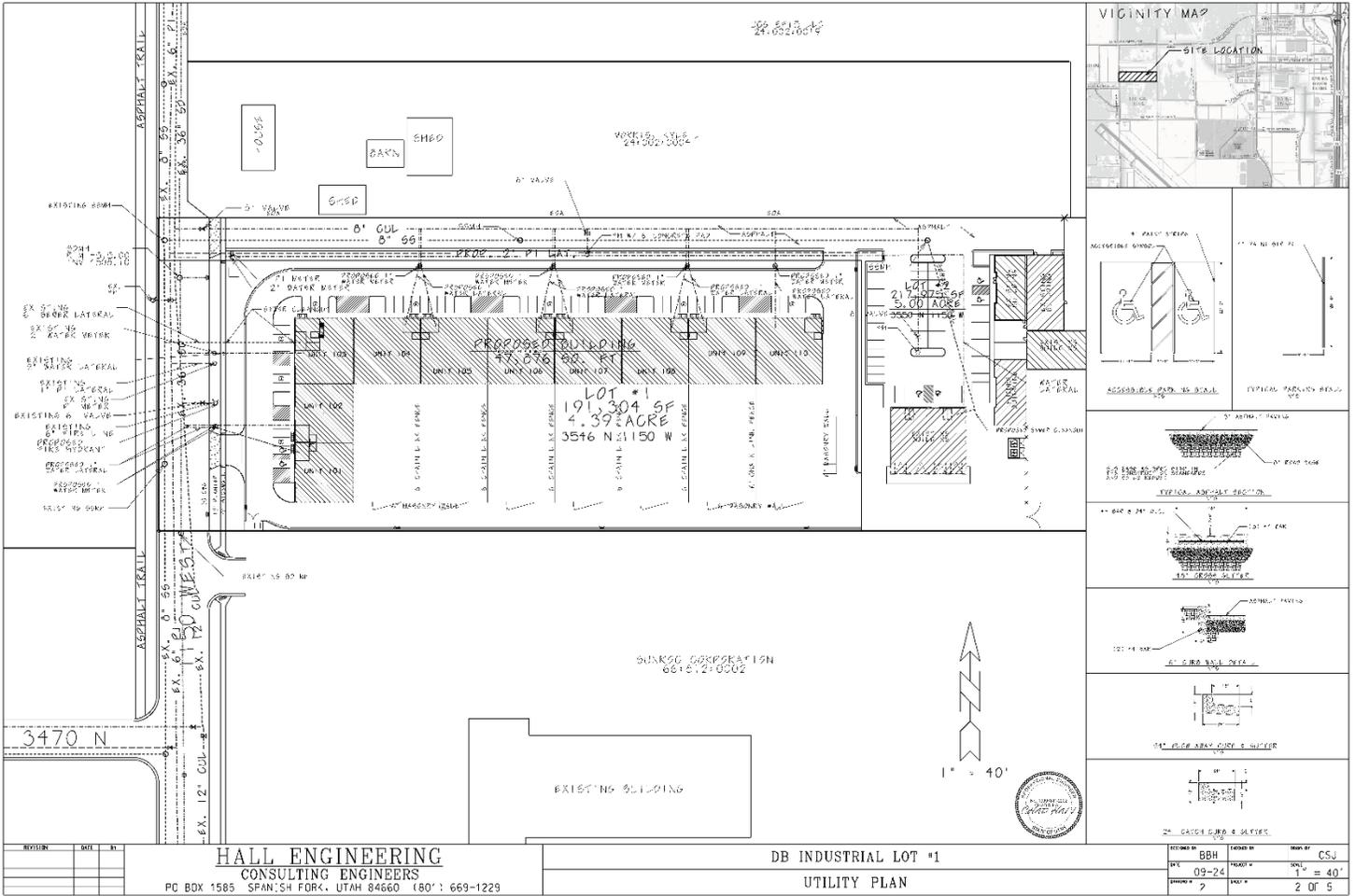
EXHIBITS

- 1. Area Maps
- 2. Proposed Condominium Plat
- 3. Site Plan

EXHIBIT 1



EXHIBIT 3



LEGEND

- 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

ARROWHEAD SUBDIVISION



JAMES & STEPHANIE GORHAM
PARCEL 25:068:0079

RICHARD ATWOOD
PARCEL 25:068:0198

TEMPORARY TURNAROUND

(FUTURE COMMERCIAL DEVELOPMENT)

JUNIPER RIDGE
SUBDIVISION

MAIN STREET (SR-198)

SHEET NO.

1

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

LAYOUT EXHIBIT

SPANISH FORK, UTAH

NELSON COMMERCIAL

ATLAS ENGINEERING
CIVIL · STRUCTURAL · SURVEY

PHONE: 801-555-0566
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660

C:\USERS\A.BELPIVO\ONE DRIVE - ATLAS ENGINEERING\1.0 OPERATIONS\1.1 - CIVIL\2025\25-047 MCDONALD NIELSON COMMERCIAL\CADD\CONCEPT\CONCEPT_3-10-26 (8 LOTS).DWG



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



DATA TABLE
 ACREAGE=1.40 acres
 UNITS=16
 UNITS/ACRE=11.43
 STALLS=10



0 5 10 20 40 60
 (24"x36")
 SCALE 1" = 20'
 (11"x17")
 SCALE 1" = 40'

DAVIS PROPERTY



ATLAS ENGINEERING
 CIVIL · STRUCTURAL · SURVEY

PHONE 801-555-6566
 946 E. 800 N. SUITE A
 SPANISH FORK, UT 84660

C:\USERS\JARED\ATLAS ENGINEERING\COMMUNICATION SITE - DOCUMENTS\1.0 OPERATIONS\1.1 - CIVIL\2025\25-034 DAVIS SPANISH FORK\GADD\CONCEPT\CONCEPT 9.DWG

CONCEPTUAL PLAN

SPANISH FORK, UTAH

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

SHEET NO.

1

