



**Wednesday, March 25, 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**

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A. March 18, 2026.

**2. Minor Subdivision**

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A. HALES 2-LOT SUBDIVISION. This proposal involves subdividing a parcel to create two residential lots located at 208 North 600 East.

**3. Zone Change**

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A. HALES 2-LOT INFILL. This proposal involves a Zone Change to apply the Infill Overlay to the R-1-6 Zone at 208 North 600 East in order to permit two single-family residences with modified setbacks.

**4. Title 15 Amendment**

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A. TITLE 15 AMENDMENTS. This proposal involves various updates being made to Title 15 Land Use.

**5. Concept Review**

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A. DAVIS TOWNHOMES CONCEPT.

B. WESTONE INDUSTRIAL CONCEPT.

**6. Discussion Item**

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A. NELSON MEADOWS PLAT DISCUSSION.

**7. Adjourn**

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End

Draft Minutes  
Spanish Fork City Development Review Committee  
80 South Main Street  
Spanish Fork, Utah  
March 18, 2026

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

Citizens Present: Chad Hall, Kevin Olson, Brandon Watson, Mike McDonald.

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

MINUTES

March 11, 2026

Seth Perrins moved to approve the minutes of March 11, 2026.

John Little seconded and the motion passed all in favor.

SITE PLAN

GOLF COURSE MAINTENANCE BUILDING ADDITION

Dave Anderson explained that the proposal involves an addition to the existing golf course facility, consisting of both office and warehouse space.

Matt Romero noted that the warehouse portion will be utilized by the Parks and Recreation Department, while the golf course will benefit from additional bays. He also

provided further context, explaining that the site has been elevated by approximately three feet to bring a portion of the property out of the flood zone.

Bart Morrill, representing Parks and Recreation, indicated that he had no comments on the proposal.

Seth Perrins inquired whether an iron-clad façade would be incorporated on the front of the building. Mr. Romero responded that the addition will be designed to match the existing structure. He added that the building will include reinforcements to protect against golf balls, including strengthened window systems appropriate for proximity to the driving range.

Discussion also addressed the adjacent trailway. It was noted that a gate will be installed to enhance security and to limit access at a certain point, ensuring that users are not stranded on the trail after hours without an exit.

Jered Johnson abruptly disclosed a potential conflict of interest, stating that he is related to the developer, Chad Hall.

Seth Perrins moved to approve the proposed Golf Course Maintenance Building Addition Site Plan based on the following finding and subject to the following conditions:

Finding:

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

Conditions:

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

Byron Haslam seconded and the motion passed all in favor.

Following the motion, staff held a brief discussion regarding the intended use of a portion of the addition by the Parks Department. Mr. Perrins expressed concerns about the aesthetics of the existing building, and it was noted that improvements to the building's appearance are planned as part of the project.

FINAL PLAT

## 6TH EAST TOWNHOMES

Brandon Snyder began his presentation by identifying the project location and explaining that the applicant is seeking final plat approval. He noted that the existing home on the site has been demolished and that the proposal consists of four townhome units. He further explained that a condition of the Preliminary Plat approval required the reorientation of the front door on the north unit, which has since been completed.

Mr. Snyder stated that no changes are proposed to the landscaping. However, the applicant has requested the removal of the dumpster enclosure in favor of individual roll-out garbage cans for each of the four units. He also reviewed the CC&R requirements, including provisions for guest parking reservation areas and a requirement that garages be used for vehicle parking rather than storage. He concluded by noting that a condition carried over from the Preliminary Plat requires a decorative cap on the masonry wall. Staff is recommending approval based on the findings and conditions outlined in the staff report.

Jered Johnson loudly disclosed that he resides near the developer, Kevin Olson; however, staff clarified that this disclosure was not required.

Dave Anderson invited Mr. Olson to the podium to address questions. Discussion followed regarding the requirement for a decorative cap on the masonry wall, with staff and the applicant considering various design options.

Seth Perrins requested additional clarification on the masonry cap requirement. Mr. Olson explained that similar requirements have been applied in other developments.

Mr. Perrins expressed support for the use of individual garbage cans rather than a centralized dumpster. He also commented favorably on the overall townhome configuration, noting a preference for the previous design's curved corner element but acknowledging that the revised design remains visually appealing. He added that the developer has done a commendable job with the building elevations.

The discussion concluded with staff briefly revisiting the Center Street-facing elevations, which had been previously reviewed with the City Council.

Seth Perrins moved to approve the proposed 6th East Townhomes Final Plat 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.

Bart Morrill seconded and the motion passed all in favor.

## ELLIS PARK

David Mann began his presentation by outlining concerns related to the park strip running through the development, particularly along the north end. He discussed the proposed Low Impact Development (LID) system and indicated that the available space would be insufficient to accommodate the required street trees. He noted that this is the only portion of the plans where street trees are not currently shown. Mr. Mann further explained that while the City standard requires an eight-foot park strip, this section provides only six feet, which does not support typical street tree spacing. He concluded by emphasizing that, as part of the Master Planned Development requirements, a compliant street tree plan must be provided.

Dave Anderson reaffirmed that City requirements mandate the inclusion of a street tree plan for all park strips. He asked Byron Haslam whether modifications to the LID system could be made in order to accommodate the required trees.

Staff discussed this requirement and explored potential options to ensure compliance with both landscaping and engineering standards. It was noted that alternative tree species may be suitable for the reduced six-foot park strip along 300 South.

Brandon Watson indicated that a solution is achievable and stated that he will coordinate with the project engineer to develop a plan that ensures appropriate tree spacing. He did not anticipate this being a significant issue.

Dave Anderson suggested that the City's Engineering Department work closely with the applicant to resolve the matter. He then transitioned the discussion to a concern previously raised by the Planning Commission regarding pedestrian crossings.

Seth Perrins expressed interest in also discussing the trail system, and Mr. Anderson agreed that the topics could be addressed concurrently.

Mr. Watson reported that he has been coordinating with Strawberry Electric regarding the potential burial of existing power lines. He noted that discussions are ongoing and that one option under consideration is to leave the lines above ground. He confirmed that the lines are currently active and referenced prior Development Review Committee discussions in which this was verified.

Mr. Perrins recalled a previous development where power lines were required to be buried and questioned whether the City has the authority to require other utility providers to do the same. He expressed that additional discussion is warranted and noted the absence of Power Department staff to address the issue. He also pointed out that the existing trail corridor overlaps with the area where the power lines are located.

Byron Haslam stated that the approved plans call for the lines to be buried. Mr. Watson acknowledged this requirement and explained that the matter is being reviewed with the State Ombudsman. He indicated that the applicant intends to continue working with the City and anticipates complying with the requirement to bury the lines.

Mr. Perrins continued the discussion regarding the trail system. Mr. Haslam added that the developer has committed to installing a Rectangular Rapid Flashing Beacon (RRFB) to enhance pedestrian safety. Mr. Perrins expressed support for measures that help slow traffic in the area.

The discussion concluded with staff considering whether physical signage or roadway design improvements would be the most effective approach for traffic calming.

Jered Johnson made no disclosures on this item but did move to approve the proposed Ellis Park Final Plat based on the following findings and subject to the following conditions:

Findings:

1. That the proposal conforms to the City's General Plan Designation, 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.
4. That the applicant work with city staff on potential improvements to the street tree plan and the pedestrian crossing on 300 South.

John Little seconded and the motion passed all in favor.

Mr. Anderson inquired whether an additional condition should be included requiring the applicant to coordinate with staff on potential improvements to the street tree plan and the pedestrian crossing along 300 South. Staff concurred with this recommendation, and it was incorporated as a fourth condition to the motion.

#### WESTFIELD INDUSTRIAL CONDO PLAT

Redundantly, Jered Johnson again disclosed that the developer, Chad Hall, is a relative.

Staff clarified that the proposal is intended to condominiumize the existing units rather than create new development.

David Mann explained that the outdoor storage area is designated as limited common space on the condominium plat. He noted a redline comment indicating that the sewer lateral was not designed to serve a condominium structure and, as a result, will be maintained by the HOA. He further stated that the HOA will be responsible for sewer billing, as well as the maintenance of parking areas and the limited landscaping on the site.

Seth Perrins inquired whether the intent of the condominiumization is to allow the units to be parceled and sold to individual buyers.

Some discussion followed regarding the layout of the plat, with clarification that certain line work revisions will be necessary. It was confirmed that the development will include separate lots consisting of warehouse space along with their associated attached yard areas.

Brandon Snyder recommended including a note on the plat to clearly communicate the condominium structure for county review and understanding. The intent is that the outdoor storage areas are not to be sold separately.

Dave Anderson noted that minor concerns could be addressed through the CC&Rs. It was also mentioned that the city has reviewed these documents; however, the plat will need to be revised and resubmitted.

Mr. Perrins asked about the use of the area on the east side of the building. Mr. Hall explained that it consists of a concrete pad used as a loading dock for semi-trucks and is included within the common area.

Mr. Anderson concluded by recommending that the plat be updated prior to being recorded with the county.

Seth Perrins moved to approve the proposed Westfield Industrial Condo Plat Final Plat 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.

Bart Morrill seconded and the motion passed all in favor.

## CONCEPT REVIEW

### NELSON COMMERCIAL CONCEPT

Mike McDonald approached the podium and identified himself as the property owner. He explained that he is working to coordinate access for the site and noted that the adjacent property owner has expressed interest in developing the front portion of their property for commercial use while retaining the rear portion as residential. Mr. McDonald inquired whether the City would be supportive of this approach. He also indicated that he has been in communication with UDOT, including coordination with Josh Wagstaff, and acknowledged the challenges associated with developing the property.

Dave Anderson thanked Mr. McDonald for his efforts in working with the City but stated that he does not support the proposal. He expressed concern about maintaining a residential use within an area that is otherwise transitioning to commercial development,

noting that he does not view it as a compatible or desirable long-term fit. He also emphasized the importance of timing when converting residential properties to commercial use.

Seth Perrins highlighted the importance of establishing shared access, including connectivity to the south of the Porter parcel. Mr. Anderson further suggested implementing a comprehensive shared parking agreement and access easement across the entire site.

Mr. McDonald indicated that he is not in favor of constructing a dedicated road due to the amount of space it would require.

Staff discussed the need for a dedicated access easement and addressed spacing considerations, noting that a connection to the northern property may be necessary. Mr. Anderson ultimately directed the applicant to provide an updated commercial concept plan illustrating building placement, parking, shared access drives, and easements.

#### DAVIS TOWNHOMES CONCEPT

The applicant was not present at the meeting, and staff deferred further discussion until the applicant is available to participate.

#### WESTONE INDUSTRIAL CONCEPT

Dave Anderson stated that the applicant has requested a continuance to the next available agenda in order to be present for the discussion. He noted that the proposal represents a unique development opportunity and expressed a desire to briefly review the concept with staff in the interim. After identifying the site location, staff indicated that the property presents significant challenges, including multiple easements, existing utilities, and complications related to the proposed access point. It was also noted that substantial site and frontage improvements would be required for the development to be feasible. Mr. Anderson further explained that the applicant is proposing shared access with Spanish Fork City-owned property and intends to develop storage units on the site.

Staff expressed concerns regarding the proposal, particularly related to access and the existing intersection configuration. They indicated that introducing a fourth leg to the intersection would present considerable challenges that would need to be carefully evaluated before the project could move forward.

Seth Perrins commented that the proposal would likely be a costly undertaking for the applicant.

Several staff members expressed that they would not be in support of the proposal as presented. The discussion concluded with additional consideration of the utility constraints affecting the property.

## DISCUSSION

### 2026 TITLE 15 DISCUSSION

Dave Anderson stated that this discussion would be mainly housekeeping items.

The discussion continued by staff moving forward to Development Agreements and not revisiting the Title 15 Amendments.

### DISCUSSION ON DEVELOPMENT AGREEMENT

Dave Anderson continued the discussion by referencing the Creekside Development Agreement, noting that a prospective buyer has expressed interest in acquiring the project and making minor modifications. He asked staff to clarify the appropriate process for amending the existing development agreement.

Staff confirmed that the agreement has already been executed and formally approved by the City Council.

David Mann explained that the potential buyer is seeking to make limited adjustments to **the project's amenities and building designs**. He added that the buyer believes a bank stabilization study should no longer be required, given that a previously contemplated land swap is no longer part of the proposal.

Staff responded that City code clearly requires a bank stabilization study for any development occurring along the river corridor. It was emphasized that, regardless of the removal of the land swap component, the study remains a requirement as the area is still included within the overall development.

Mr. Anderson then inquired whether there were any additional questions related to development agreements. Brandon Snyder noted that the River Meadows Townhomes project is expected to include further modifications to its previously approved plan. Mr. Anderson indicated that the anticipated changes do not appear to be substantial enough to warrant a formal amendment to the development agreement.

### SITE PLAN DISCUSSION

The meeting concluded with staff discussing an industrial property located along State Road 51, noting that significant modifications had been made to the site without obtaining the required site plan approvals or building permits.

Staff further discussed potential justifications for requiring the property owner to complete the necessary improvements and come into compliance before a business license could be issued.

Seth Perrins moved to adjourn the meeting at 11:25 a.m.

Adopted:

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Kasey Woodard  
Community Development Division  
Secretary



Hales 2-Lot Subdivision  
Minor Subdivision  
208 North 600 East  
0.29 acres  
R-1-6 with the Infill Overlay  
General Plan Designation  
Medium Density Residential



**PROPOSAL**

This proposal involves subdividing a parcel to create two residential lots located at 208 North 600 East. The property is currently in the R-1-6 Zone. The existing single-family residence was built in approximately 1934. It is proposed that the existing residence and accessory structures are to be demolished.

Minor Subdivision Plats may be approved for subdivisions of five (5) or fewer lots where those lots conform to applicable zoning standards and where all required infrastructure is adjacent to the subject property.

Both proposed lots comply with the minimum lot dimension standards of 6,000 square feet in lot size, 50 feet in lot width and 90 feet of lot depth. The Applicant has also requested to apply the Infill Overlay (I-F) Zone to modify the proposed setbacks.

Some of the key issues to consider are: lot improvements and proposed setbacks.

**STAFF RECOMMENDATION**

That the proposed Hales 2-Lot Minor Subdivision be approved based on the following finding and subject to the following conditions:

**Finding**

- 1. That the proposal is consistent with the City’s General Plan Designation of Medium Density Residential.

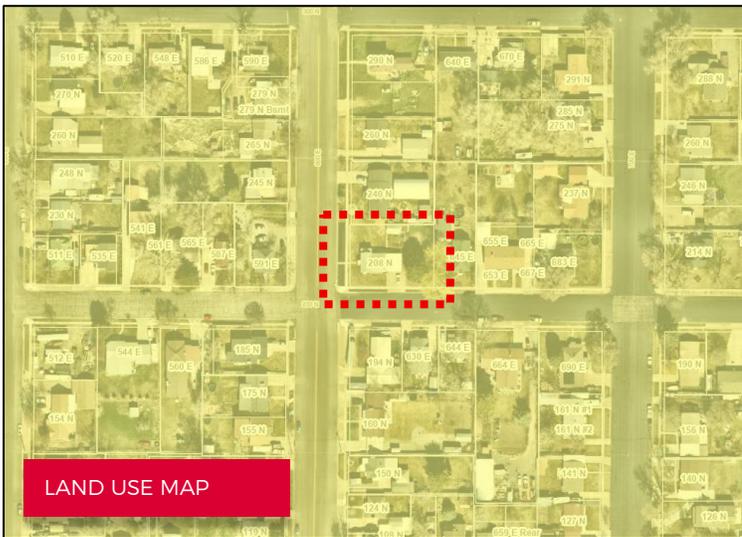
**Conditions**

- 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 staff review comments and pays all applicable fees prior to the plat being recorded.
- 3. That the standard setbacks of the R-1-6 Zone be followed unless the City Council approves of the corresponding zone map amendment to apply the I-F Overlay which would allow for modified setbacks.

**EXHIBITS**

- 1. Area Maps
- 2. Final Plat
- 3. Imagery

# EXHIBIT 1



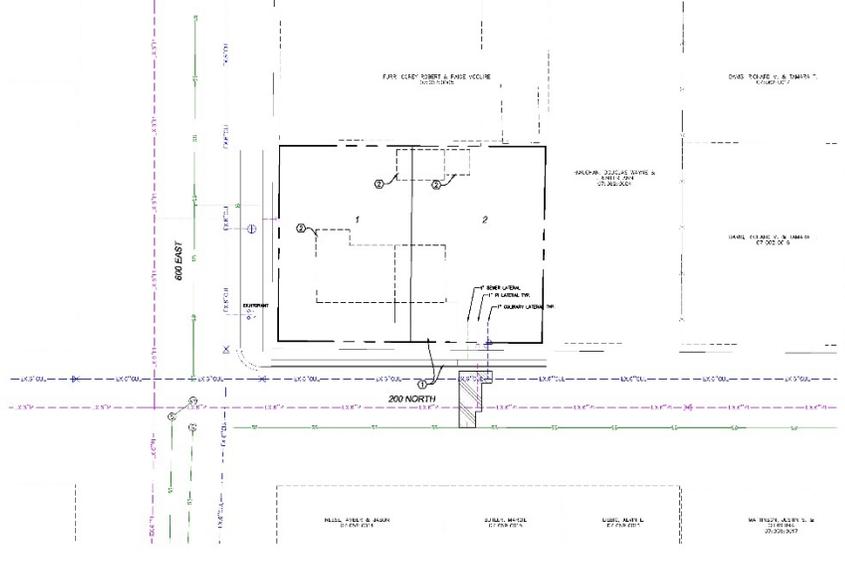


**NOTES**

- CONTRACTOR TO REMOVE AND REPLACE ALL BROKEN/DAMAGED CURB AND SIDEWALK ON SITE PER SPANISH FORK CITY STANDARDS.
- EXISTING WATER, FI, AND SEWER LATERALS TO BE REPLACED AS NEEDED TO MEET CURRENT SPANISH FORK CITY STANDARDS.
- ALL DRINKING WATER AND PRESSURIZED IRRIGATION LINES UP TO AND INCLUDING THE METER, ALL SANITARY SEWER MAINS, ALL ELECTRICAL METERS, AND ALL ELECTRIC AND FIBER COMMUNICATION SERVICE LINES UP TO THE LAST ON-GROUND INSTALLATIONS AND TO THE TOP OF THE METER BASE FOR UNDERGROUND INSTALLATIONS ARE DEDICATED TO SPANISH FORK CITY.

**DEMARCATION MARKS**

- EXISTING SANITARY SEWER AND WATER MAIN
- EXISTING MAINS TO BE REMOVED
- MAINS TO BE REPLACED EXISTING MAINS



**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
- CENTRALINE
- RIGHT-OF-WAY LINE
- LOT LINE
- SECTION LINE
- EASEMENT
- EXISTING DEED LINE
- LINE OF PROMONT
- EXISTING OVER HEAD POWER
- EXISTING FENCE LINE
- EXISTING SANITARY SEWER MAIN/WALVE
- EXISTING STORM SEWER MAIN/WALVE
- EXISTING WATER
- EXISTING PRESSURIZED IRRIGATION
- PROPOSED SEWER
- PROPOSED STORM SEWER
- PROPOSED SANITARY WATER
- PROPOSED PRESSURIZED IRRIGATION (DOUBLE PIPE)

SCALE 1" = 20'  
SCALE 1" = 40'

SHEET NO. 3

OVERALL SITE PLAN

SPANISH FORK, UTAH

HALES 2-LOT

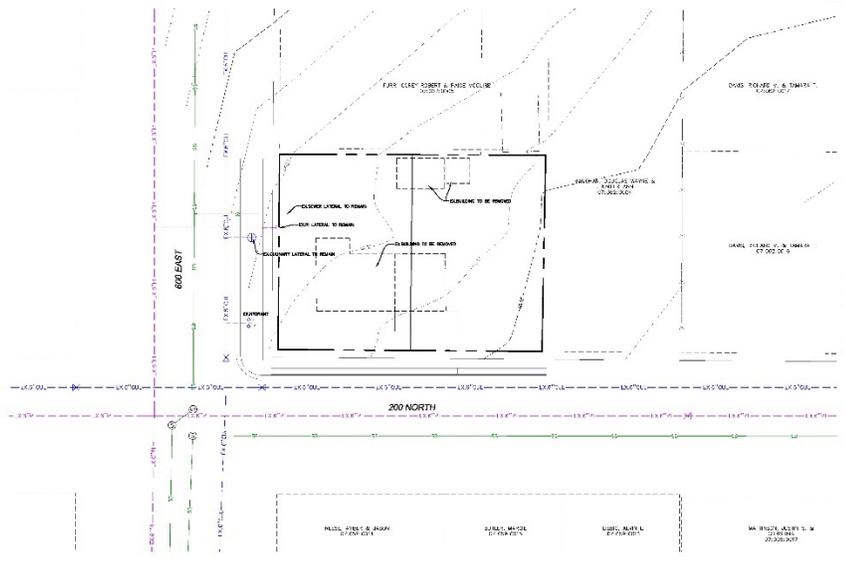
ATLAS ENGINEERING  
CIVIL - STRUCTURAL - SURVEY

**NOTES**

- CONTRACTOR TO REMOVE AND REPLACE ALL BROKEN/DAMAGED CURB AND SIDEWALK ON SITE PER SPANISH FORK CITY STANDARDS.
- EXISTING WATER, FI, AND SEWER LATERALS TO BE REPLACED AS NEEDED TO MEET CURRENT SPANISH FORK CITY STANDARDS.
- ALL DRINKING WATER AND PRESSURIZED IRRIGATION LINES UP TO AND INCLUDING THE METER, ALL SANITARY SEWER MAINS, ALL ELECTRICAL METERS, AND ALL ELECTRIC AND FIBER COMMUNICATION SERVICE LINES UP TO THE LAST ON-GROUND INSTALLATIONS AND TO THE TOP OF THE METER BASE FOR UNDERGROUND INSTALLATIONS ARE DEDICATED TO SPANISH FORK CITY.

**DEMARCATION MARKS**

- EXISTING SANITARY SEWER AND WATER MAIN
- EXISTING MAINS TO BE REMOVED
- MAINS TO BE REPLACED EXISTING MAINS



**LEGEND**

- EXISTING POWER POLE
- PROPOSED STREET LIGHT
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING STREET LIGHT
- EXISTING SIGN
- PROPOSED FIRE HYDRANT
- PROPOSED WATER VALVE
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- EXISTING OVER HEAD POWER
- EXISTING FENCE LINE
- EXISTING SANITARY SEWER MAIN/WALVE
- EXISTING STORM SEWER MAIN/WALVE
- EXISTING WATER
- EXISTING PRESSURIZED IRRIGATION
- PROPOSED SEWER
- PROPOSED STORM SEWER
- PROPOSED SANITARY WATER
- PROPOSED PRESSURIZED IRRIGATION (DOUBLE PIPE)

SCALE 1" = 20'  
SCALE 1" = 40'

SHEET NO. 4

EXISTING TOPOGRAPHY

SPANISH FORK, UTAH

HALES 2-LOT

ATLAS ENGINEERING  
CIVIL - STRUCTURAL - SURVEY



SHEET NO. **5**

**GRADING/DRAINAGE PLAN**

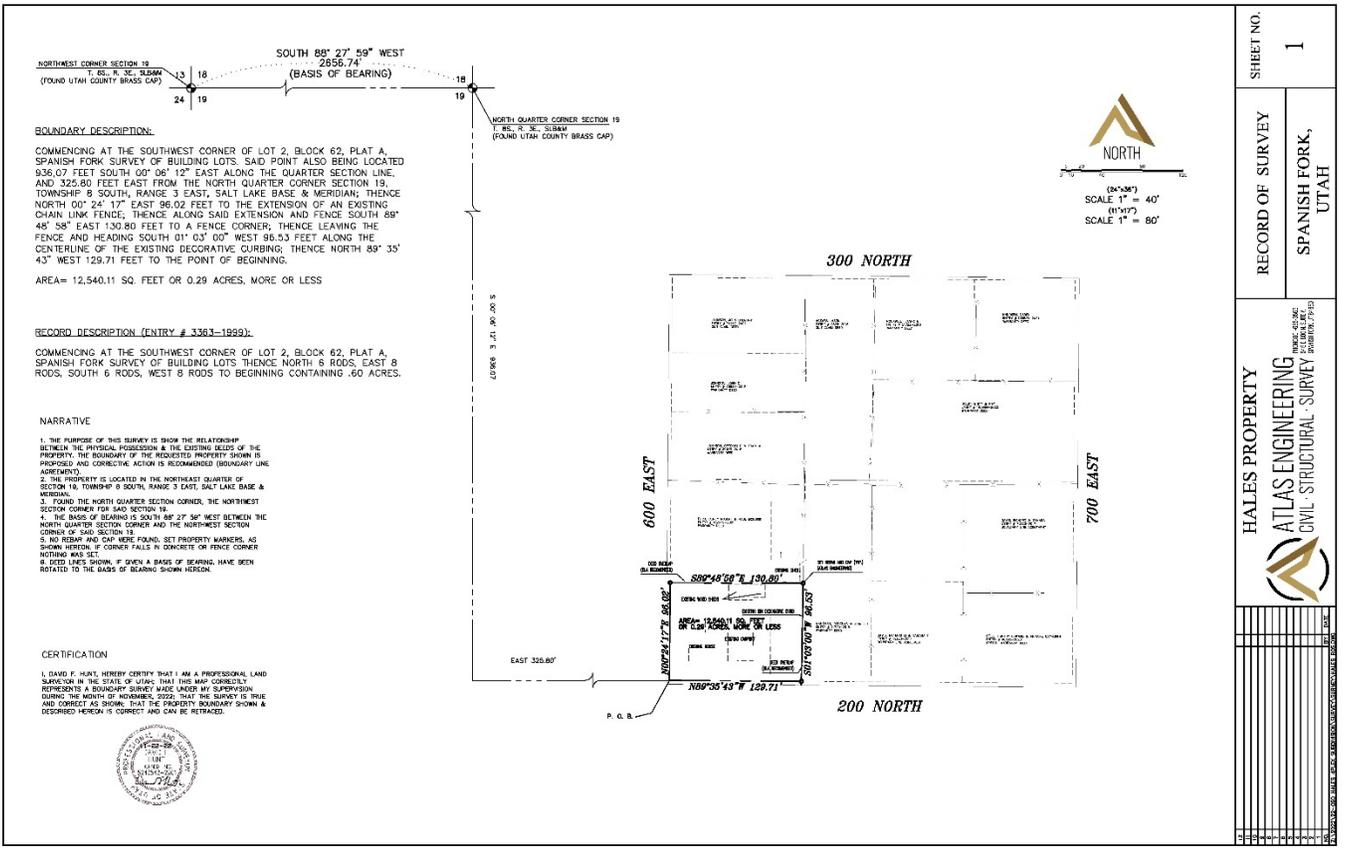
**SPANISH FORK, UTAH**

**HALES 4-PLEX**

**ATLAS ENGINEERING**  
CIVIL - STRUCTURAL - SURVEY

**ATLAS ENGINEERING**  
CIVIL - STRUCTURAL - SURVEY

(24"x36")  
SCALE 1" = 20'  
(11"x17")  
SCALE 1" = 40'



SHEET NO. **1**

**BOUNDARY AND RECORD DESCRIPTION**

**SPANISH FORK, UTAH**

**HALES PROPERTY**

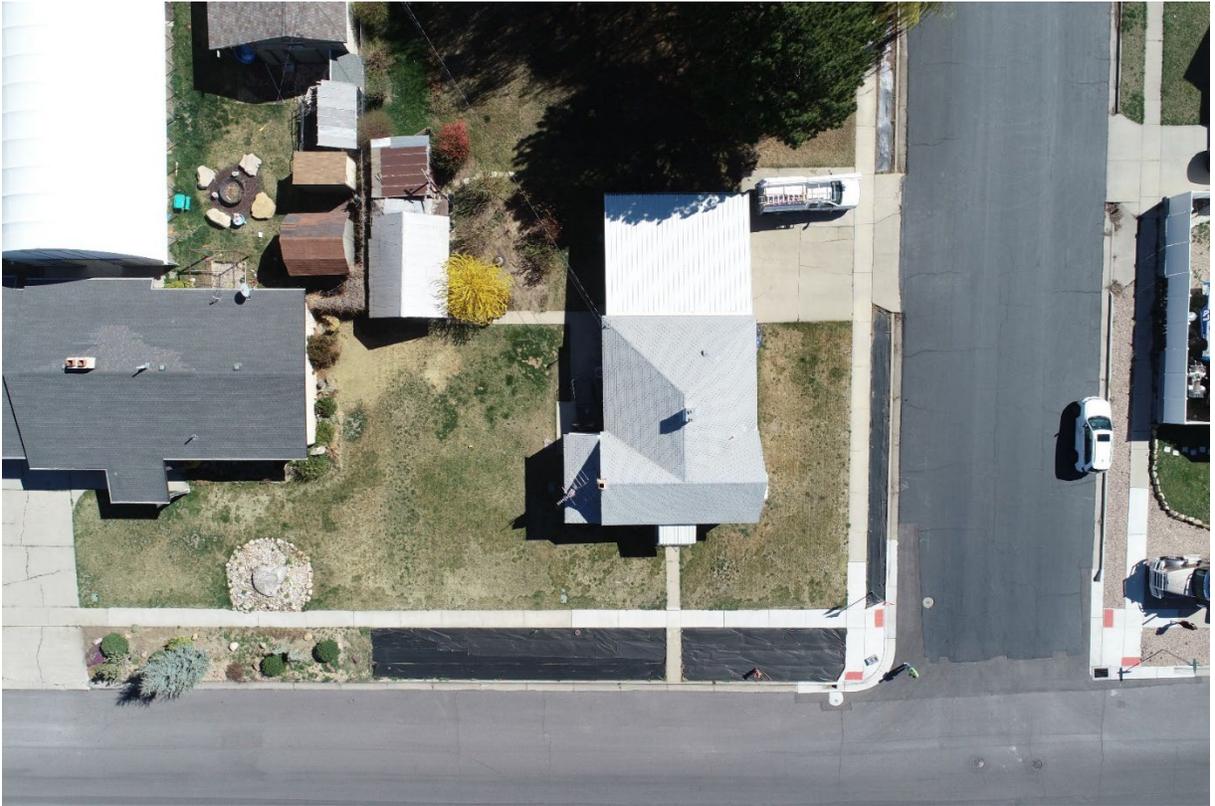
**ATLAS ENGINEERING**  
CIVIL - STRUCTURAL - SURVEY

**ATLAS ENGINEERING**  
CIVIL - STRUCTURAL - SURVEY

(24"x36")  
SCALE 1" = 40'  
(11"x17")  
SCALE 1" = 80'

**EXHIBIT 3**









Hales 2-Lot Infill  
 Zone Change  
 208 North 600 East  
 0.29 acres  
 R-1-6 with the Infill Overlay  
 General Plan Designation  
 Medium Density Residential



**PROPOSAL**

This proposal involves a Zone Change to apply the Infill Overlay to the R-1-6 Zone at 208 North 600 East in order to permit a two-lot subdivision for two single-family detached residences with modified setbacks. The Infill Overlay allows for variations in setbacks from the underlying zone which may be considered on a case-by-case basis.

The setbacks proposed to be modified include: 200 North Street (south) setback of 20 feet to living and garages (instead of 25 feet to garages); north (rear) setbacks of 16 feet (instead of 25 feet for Lot 2 and 20 feet for Lot 1), which is a corner lot. (Municipal Code indicates that on corner lots, the setback is reduced by five (5) feet.); and the interior side setbacks of 7 feet each (instead of 5 and 10 feet).

The setback for living areas off of 600 East Street is a minimum of 15 feet since no garage or driveway is proposed. (The plat indicates 16 feet is proposed.)

The Infill Overlay Zone is intended to provide flexibility in development standards for small residential parcels that consist of two (2) acres or less that are difficult to develop under standard residential requirements. Municipal Code allows for modified development standards while maintaining high quality construction and maintaining the general character of the underlying zone. "Prior to approving the Infill Overlay Zone, the City Council shall determine that the proposed development promotes the historic character of the neighborhood and conforms to the physical characteristics of the adjoining properties including architectural style, materials and size."

The proposed single-family residences would be compatible with the existing neighborhood. Each residence would include a two-car garage and driveway parking.

The Applicant has provided the specific residential floorplans and building elevations to be built for both lots as part of the Infill Overlay building design and architectural requirements. Lot 1 (corner) is proposed to have the following exterior building materials: horizontal siding with a stone wainscot on both of the street frontage elevations. Lot 2 (interior) is proposed to have the following exterior building materials: vertical board and batten, horizontal siding and a brick wainscot.

No uniform fencing or landscaping is proposed at this time since the proposal is for detached single-family residences on individual lots. Appropriate screening and buffering between the project and the surrounding properties may be accomplished with standard fencing and landscaping for single-family dwellings. Fencing for the north (rear) reduced setbacks can be discussed.

Both lots will need to comply with the landscaping, planting and tree requirements as outlined in Municipal Code. Landscaping is expected to be completed soon after the residences are occupied. (All single-family...residential lots shall have the front yard, side-street yards for corner lots and park strips landscaped within one (1) year of receiving a Certificate of Occupancy. Interior side and back yards must be landscaped within two (2) years of receiving a Certificate of Occupancy.)

Some of the key issues to consider are: proposed setbacks and building elevations.

## STAFF RECOMMENDATION

That the proposed Hales 2-Lot Infill Zone Change be recommended for approval 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 Medium Density Residential.
2. That the proposal meets the intent of the Infill Overlay Zone.

### Conditions

1. That the Applicant meets the City's development and construction standards, zoning requirements and other applicable City ordinances.
2. That the Applicant addresses any staff review comments.
3. That the Applicant follows the approved building plans and exterior elevations.

## EXHIBITS

1. Area Maps
2. Proposed Subdivision Plat
3. Site Plan
4. Building Elevations and Floorplans
5. Imagery

EXHIBIT 1



AERIAL MAP



LAND USE MAP



ZONING MAP

# EXHIBIT 2

## HALES 2-LOT A RESIDENTIAL SUBDIVISION SPANISH FORK, UTAH FINAL PLAN SET MARCH 2026

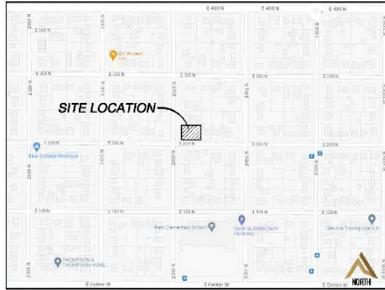
### -SHEET INDEX-

SHEET	SHEET NAME
1	COVER
2	FINAL PLAN
3	OVERALL SITE PLAN
4	EXISTING TOPOGRAPHY
5	GRADING/DRAINAGE PLAN
ROS	RECORD OF SURVEY



#### 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
- EXTENSION
- RIGHT-OF-WAY LINE
- LOT LINE
- SECTION LINE
- SETBACK
- EXISTING DEED LINE
- EDGE OF PARKWAY
- EXISTING OVERHEAD POWER
- EXISTING POWER LINE
- EXISTING SANITARY SEWER MAIN/WASH
- EXISTING STORM SEWER MAIN
- EXISTING WATER
- EXISTING PRESSURIZED IRRIGATION
- PROPOSED SIGN
- PROPOSED STORM SEWER
- PROPOSED FIRE HYDRANT
- PROPOSED PRESSURIZED IRRIGATION (PROPPED)



VICINITY MAP  
-NTS-

### HALES 2-LOT



#### GENERAL NOTES:

- CONTRACTOR TO FIELD VERIFY HORIZONTAL AND VERTICAL LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF CONSTRUCTION AND REPORT ANY DISCREPANCIES TO THE ENGINEER.
- ANY AND ALL DISCREPANCIES IN THESE PLANS ARE TO BE BROUGHT TO THE ENGINEER'S ATTENTION PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- 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.
- ALL DRINKING WATER AND PRESSURIZED IRRIGATION LINES UP TO AND INCLUDING THE METER, ALL SANITARY SEWER MAINS, ALL ELECTRICAL METERS, AND ALL ELECTRIC AND STORM 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.
- 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 SIZE, LOCATIONS & ELEVATIONS ARE TO BE VERIFIED. IF THERE ARE DISCREPANCIES, ATLAS ENGINEERING, LLC NEEDS TO BE NOTIFIED BEFORE CONSTRUCTION. ATLAS ENGINEERING, LLC WILL NOT BE HELD RESPONSIBLE FOR REMOVAL, CONSTRUCTION, OR REINSTALLATION 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) 858-8888  
346 E. 800 N. SUITE A  
SPANISH FORK, UT 84660

**OWNER/DEVELOPER:**  
TRAVIS HALES  
801-404-4261  
trahales@spanishfork.com

© 2025 ATLAS ENGINEERING, LLC - ATLAS ENGINEERING, LLC OPERATIONS 111 - 004-10000100-000 HALES 2-LOT SUBDIVISION (CASE) SUBDIVISION (CASE) - CONTINUED

#### LEGEND

- UTAH COUNTY MONUMENT
- FOUND MONUMENT
- SET 5/8" REBAR AND CAP
- SET CURB IN PLACE
- PROPERTY BOUNDARY
- RIGHT-OF-WAY LINE
- LOT LINE
- SECTION LINE
- SETBACK
- EASEMENT
- EXTENSION
- ADDRESS
- PROPOSED LOT NUMBERS

#### DATA TABLE

TOTAL ACRES=0.29  
TOTAL # OF LOTS=2  
TOTAL ACRES OF LOTS=0.29  
ACRES IN ROADS=0.00  
ACRES OF OPEN SPACE/POND/S+0.00 ACRES  
ZONING=R-1-B (INFILL OVERLAY)

#### OWNER/DEVELOPER

TRAVIS HALES  
801-404-4261  
trahales@spanishfork.com

#### ENGINEER/SURVEYOR CONTACT INFO:

ATLAS ENGINEERING LLC  
(801) 858-8888  
346 E. 800 N. SUITE A  
SPANISH FORK, UT 84660

#### NOTES:

- VERTICAL DATA BASED ON NAVD 88.
- COORDINATE SYSTEM = NAD83.



VICINITY MAP  
-NTS-

#### SURVEYOR'S CERTIFICATE

I, MATTHEW R. HEDGECOCK, PROFESSIONAL ENGINEER AND SURVEYOR, AND TRAVIS HALES, PROFESSIONAL LAND SURVEYOR AND REALTOR, HAVE BEEN EMPLOYED BY ATLAS ENGINEERING, LLC AND TRAVIS HALES, REALTOR, TO SURVEY AND PREPARE THIS FINAL PLAN SET FOR THE HALES 2-LOT SUBDIVISION. WE HAVE CONDUCTED A SURVEY OF THE PROPERTY AND FOUND THAT THE PROPERTY IS LOCATED IN THE UNINCORPORATED AREA OF SPANISH FORK, UTAH, AND IS SUBJECT TO THE SPANISH FORK CITY ZONING ORDINANCES. WE HAVE FOUND THAT THE PROPERTY IS LOCATED IN THE UNINCORPORATED AREA OF SPANISH FORK, UTAH, AND IS SUBJECT TO THE SPANISH FORK CITY ZONING ORDINANCES. WE HAVE FOUND THAT THE PROPERTY IS LOCATED IN THE UNINCORPORATED AREA OF SPANISH FORK, UTAH, AND IS SUBJECT TO THE SPANISH FORK CITY ZONING ORDINANCES.

#### DATE:

#### BOUNDARY DESCRIPTION

COMMENCING AT THE SOUTHWEST CORNER OF LOT 1, BLOCK 62, PLAT A, SPANISH FORK SUBDIVISION, SECTION 16, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN, UTAH COUNTY, UTAH, AND BEING 120.00 FEET ALONG THE WESTERLY CORNER OF SAID TRACT OF LAND TO THE POINT OF BEGINNING, AND BEING 120.00 FEET ALONG THE WESTERLY CORNER OF SAID TRACT OF LAND TO THE POINT OF BEGINNING, AND BEING 120.00 FEET ALONG THE WESTERLY CORNER OF SAID TRACT OF LAND TO THE POINT OF BEGINNING, AND BEING 120.00 FEET ALONG THE WESTERLY CORNER OF SAID TRACT OF LAND TO THE POINT OF BEGINNING.

#### OWNER'S DEDICATION

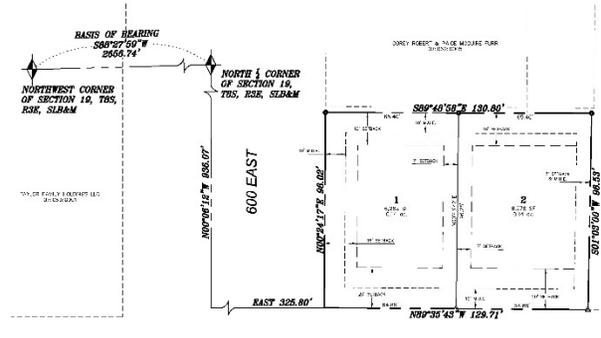
I, TRAVIS HALES, OWNER OF ALL THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE, HEREBY DEDICATE TO THE PUBLIC THE RIGHT OF WAY AND EASEMENTS SHOWN ON THIS FINAL PLAN SET FOR THE HALES 2-LOT SUBDIVISION, AND I HEREBY ACCEPTS THE DEDICATION OF SAID EASEMENTS AND RIGHTS OF WAY TO THE PUBLIC FOR THE PURPOSES OF THE PUBLIC USE OF THE PUBLIC. THIS DEDICATION IS MADE THIS DAY OF MARCH, A.D. 2026.

#### CORPORATE ACKNOWLEDGMENT

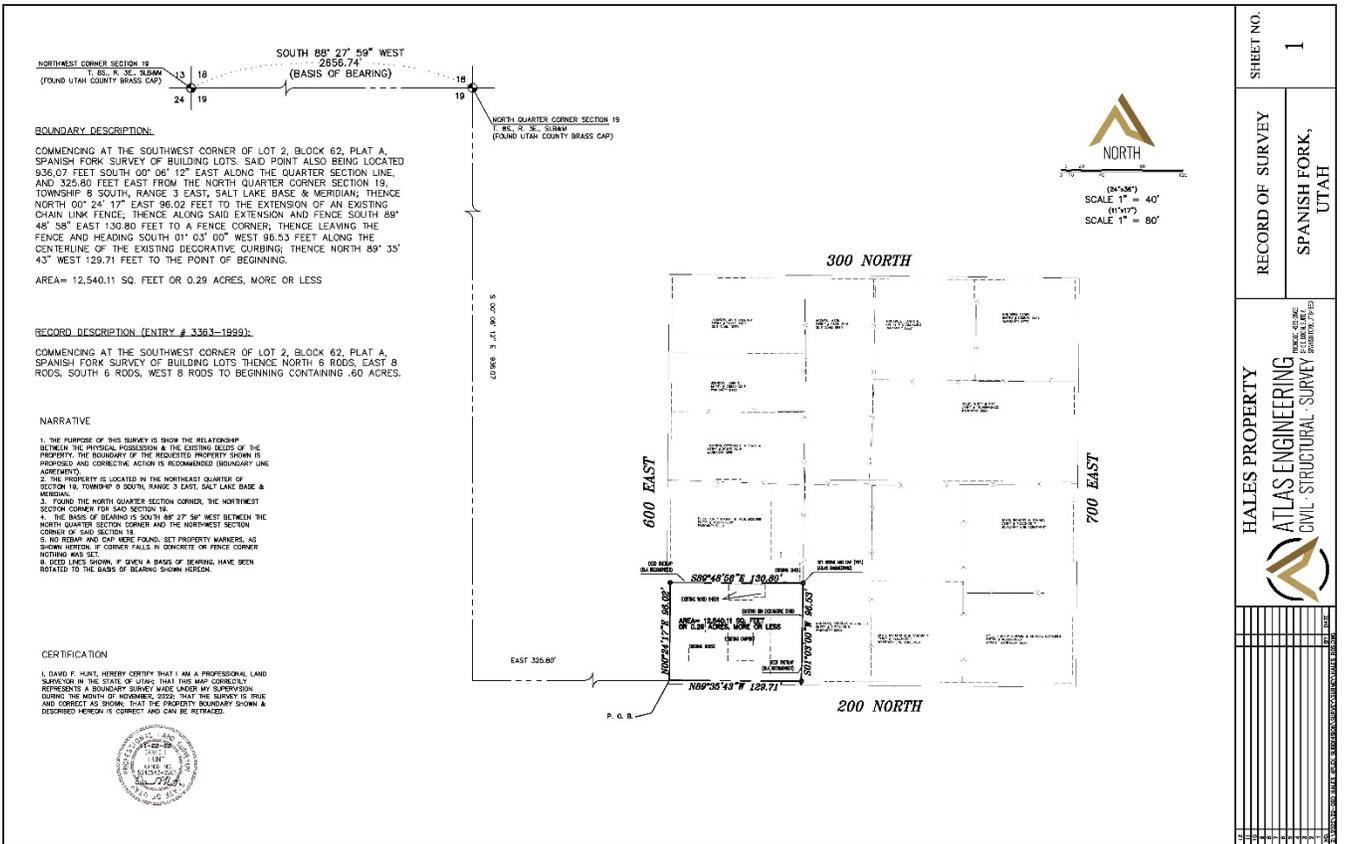
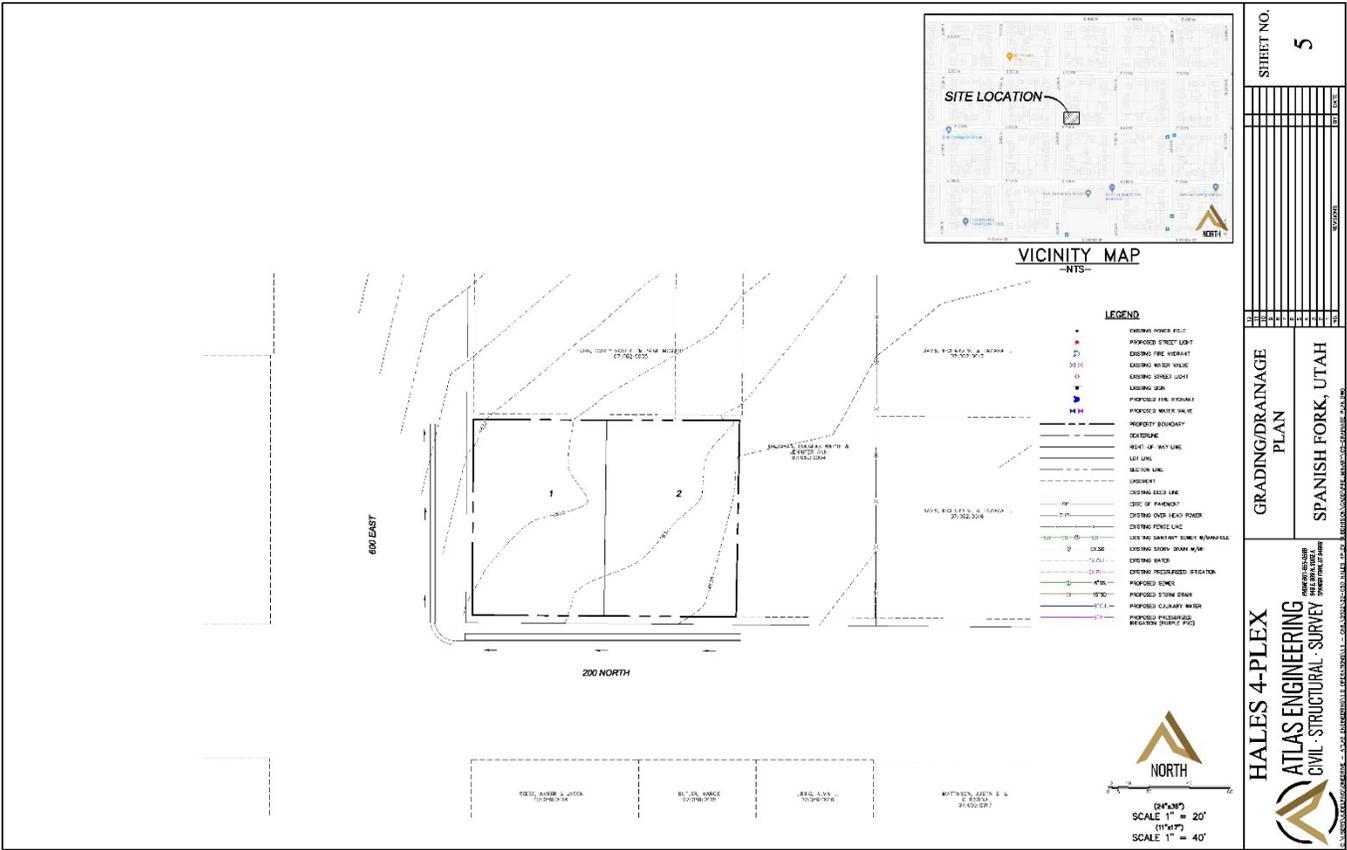
I, TRAVIS HALES, OWNER OF ALL THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE, HEREBY ACKNOWLEDGE THAT I HAVE READ AND UNDERSTAND THE CONTENTS OF THIS FINAL PLAN SET FOR THE HALES 2-LOT SUBDIVISION, AND I HEREBY ACCEPTS THE DEDICATION OF SAID EASEMENTS AND RIGHTS OF WAY TO THE PUBLIC FOR THE PURPOSES OF THE PUBLIC. THIS DEDICATION IS MADE THIS DAY OF MARCH, A.D. 2026.

#### ACCEPTANCE BY LEGISLATIVE BODY

I, TRAVIS HALES, OWNER OF ALL THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE, HEREBY ACCEPTS THE DEDICATION OF SAID EASEMENTS AND RIGHTS OF WAY TO THE PUBLIC FOR THE PURPOSES OF THE PUBLIC. THIS DEDICATION IS MADE THIS DAY OF MARCH, A.D. 2026.



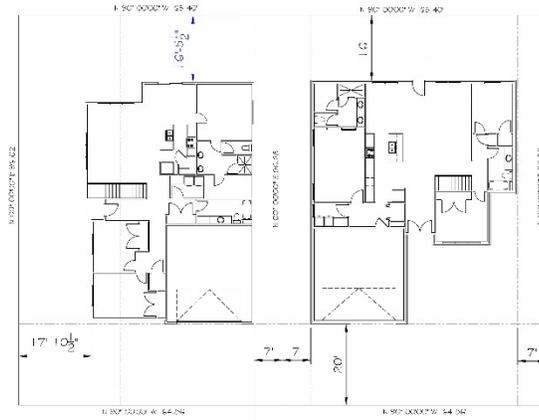




**EXHIBIT 3**



**600 EAST STREET**



**200 NORTH STREET**

**TRAVIS HALES  
600 EAST 200 NORTH  
SPANISH FORK, UT 84660  
SCALE: 1" = 10'**

**I & L DESIGNS**



**PLOT PLAN**

TRAVIS HALES  
600 EAST 200 NORTH  
SPANISH FORK, UT 84660  
(801) 462-4241

REV. NO.	DATE	BY

DATE: 02/24/24

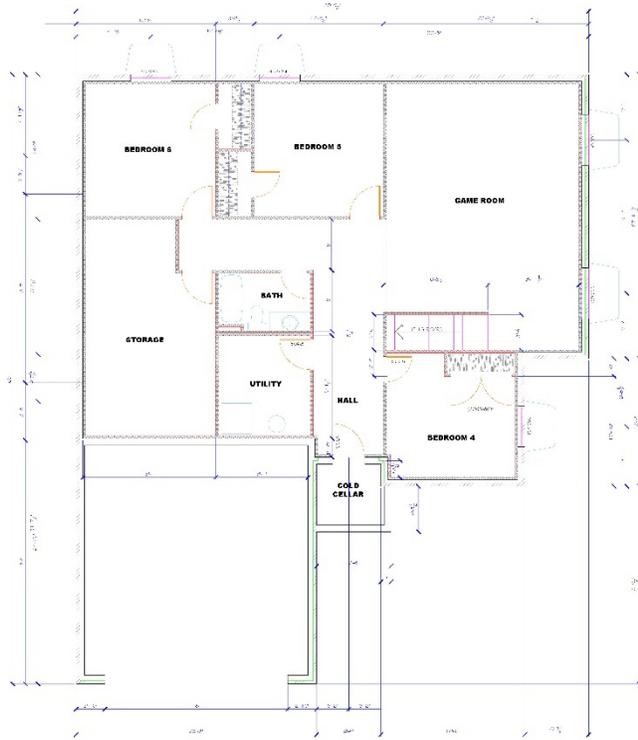
FILE NAME: 600-01-1

NO. OF SHEETS: 01 OF 02

SHEET NO. **P1**







**BASEMENT FLOOR PLAN**  
SCALE: 1/8" = 1'-0"

NOTE:  
 A. INFO OF FRAME WALLS ARE DETAIL 22  
 AT 3. ALL OTHER FRAME WALLS ARE DETAIL  
 AT 4. ALL DOOR FRAME IS AS PER SUBMIT 9.  
 DOOR LEGS IS DETAIL AT 4.  
 UNLESS OTHERWISE NOTED IN PLAN.

**L & L DESIGNS**

TRAVIS HALES  
 2001 EAST 200 NORTH  
 SPANISH FORK, UT 84660  
 TEL: (435) 786-0717  
 LLDL@L&L.COM

**BASEMENT FLOOR PLAN**

TRAVIS HALES  
 2001 EAST 200 NORTH  
 SPANISH FORK, UT 84660  
 TEL: (435) 786-0717  
 LLDL@L&L.COM

NO. DATE DESCRIPTION

DATE: 8/1/25  
 TITLE: 1077-42  
 NO. OF SHEETS: 2 of 30  
 SHEET NO.: **A2**



**MAIN FLOOR PLAN**  
SCALE: 1/8" = 1'-0"

NOTE:  
 A. INFO OF FRAME WALLS ARE DETAIL 22  
 AT 3. ALL OTHER FRAME WALLS ARE DETAIL  
 AT 4. ALL DOOR FRAME IS AS PER SUBMIT 9.  
 DOOR LEGS IS DETAIL AT 4.  
 UNLESS OTHERWISE NOTED IN PLAN.

**L & L DESIGNS**

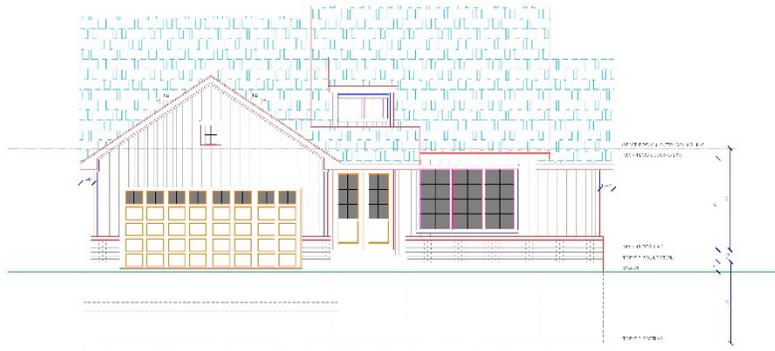
TRAVIS HALES  
 2001 EAST 200 NORTH  
 SPANISH FORK, UT 84660  
 TEL: (435) 786-0717  
 LLDL@L&L.COM

**MAIN FLOOR PLAN**

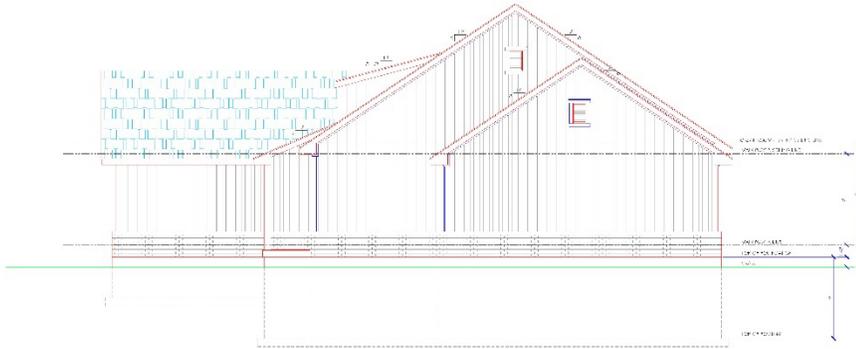
TRAVIS HALES  
 2001 EAST 200 NORTH  
 SPANISH FORK, UT 84660  
 TEL: (435) 786-0717  
 LLDL@L&L.COM

NO. DATE DESCRIPTION

DATE: 7/24/24  
 TITLE: 1077-42  
 NO. OF SHEETS: 3 of 30  
 SHEET NO.: **A3**



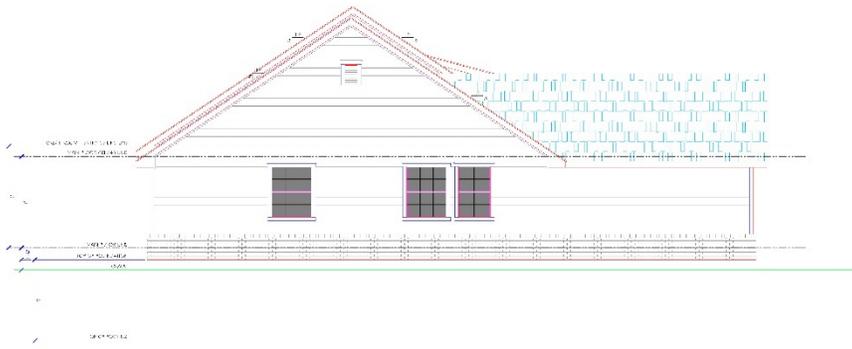
**FRONT ELEVATION**  
SCALE: 1/4" = 1'-0"



**RIGHT ELEVATION**  
SCALE: 1/4" = 1'-0"



**REAR ELEVATION**  
SCALE: 1/4" = 1'-0"



**LEFT ELEVATION**  
SCALE: 1/4" = 1'-0"

**L & L DESIGNS**

TRAVIS HALES  
200 EAST 200 NORTH  
SPANISH FORK, UT 84660  
TEL: (435) 796-0717  
L&LDESIGNS@GMAIL.COM

**ELEVATIONS**

TRAVIS HALES  
200 EAST 200 NORTH, LOT 2  
SPANISH FORK, UT 84660  
(435) 434-4182

NO. DATE DESCRIPTION

DATE	02/25
1 - NAME	100-44-112
NO. OF SHEETS	4 of 10
SHEET NO.	<b>A4</b>

**L & L DESIGNS**

TRAVIS HALES  
200 EAST 200 NORTH  
SPANISH FORK, UT 84660  
TEL: (435) 796-0717  
L&LDESIGNS@GMAIL.COM

**ELEVATIONS**

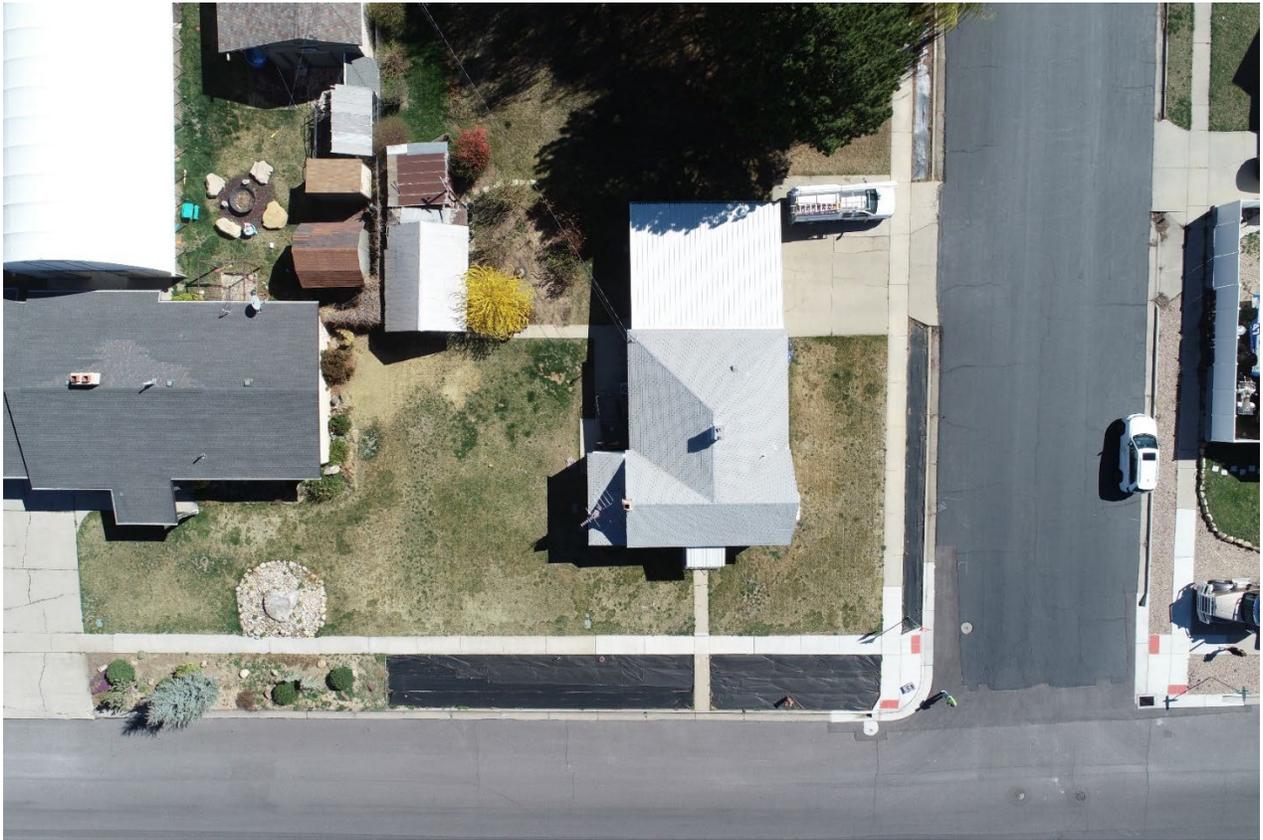
TRAVIS HALES  
200 EAST 200 NORTH, LOT 2  
SPANISH FORK, UT 84660  
(435) 434-4182

NO. DATE DESCRIPTION

DATE	02/25
1 - NAME	100-44-112
NO. OF SHEETS	4 of 10
SHEET NO.	<b>A4</b>

**EXHIBIT 5**







TO: Planning Commission  
FROM: Dave Anderson, AICP  
DATE: April 1, 2026  
RE: Title 15 Amendment - Church Height

### **15.3.16.020 Residential Districts**

**R-1-80, R-1-60, R-1-40, R-1-30:** These districts provide a rural residential environment within Spanish Fork that are characterized by large single-family lots conducive to animal rights as defined in §15.3.24.090(G).

**R-1-20, R-1-15, R-1-12:** These districts provide low density single-family lots within Spanish Fork City. In the event a Master Planned Development is constructed within any of these zones, townhomes, condominiums, and twin homes are allowed, consistent with the requirements of the Master Planned Development section of Title 15, found in §15.3.20.080.

**R-1-9, R-1-8:** These districts are to provide moderate density that is characterized by a variety of single-family housing types and lot sizes. In the event a Master Planned Development is constructed within either of these zones, townhomes, condominiums, and twin homes are allowed, consistent with the requirements of the Master Planned Development section of Title 15, found in §15.3.20.080.

**R-1-6:** This district provides a residential environment that is medium density. In the event a Master Planned Development is constructed within this zone, townhomes, condominiums, duplexes, and twin homes are allowed, consistent with the requirements of the Master Planned Development section of Title 15, found in §15.3.20.080. Single-family homes on lots that are less than 6,000 square feet may also be permitted if a project is approved for the Infill Overlay Zone.

A. Permitted Uses:

1. One (1) single residence dwelling per lot.
2. Municipal facilities required for local service.
3. Churches.

B. Uses Subject to Conditions:

1. Accessory Dwelling Units in the R-1-6, R-1-8, R-1-9, R-1-12, R-1-15, R-1-20, R-1-30, R-1-40, R-1-60 or R-1-80 zones provided that the conditions of §15.3.24.090 are met.
- 2. Churches taller than 35 feet.**
2. Home Occupations (as described in §5.40.010 et seq.).
3. Manufactured Homes (as described in §15.3.24.040 et seq.).
4. Master Planned Developments (as described in §15.3.20.080 et seq.).
5. Residential facility for elderly persons (as described in §15.3.24.010(B) et seq.).
6. Residential facility for persons with a disability (as described in §15.3.24.010(A) et seq.).
7. Subdivision Model Home Complexes (as described in §15.3.24.060 et seq.).
8. Temporary office or construction trailers (as described in §15.3.24.070 et seq.).

C. Uses Subject to Conditional Use Permit (see §15.3.08.060):

1. Assisted living facilities must meet the minimum conditions of §15.3.24.010(c).

- 2. Private schools (when located on a collector or arterial street).
  - 3. Residential treatment centers must meet the conditions of §15.3.24.010 et seq.
  - 4. Wireless communication facilities on existing structures, with the intent to make them “stealth” facilities, which are not noticeable to a degree greater than the structure to which it is attached; or new stealth facilities which are camouflaged into its surroundings.
- D. Accessory Buildings and Uses (see §15.3.24.090).
  - E. Development Standards (see Table 1).
  - F. Site Plan/Design Review (see §15.4.08.010 et seq.).
  - G. Landscaping, Buffering, Walls (see §15.4.16.130).
  - H. Signs (see §5.36.010 et seq.).
  - I. Parking (see §15.4.16.120).

**15.3.24.090 Supplementary Regulations**

- Accessory Buildings, Structures, or Satellite Earth Stations.
- Swimming Pools
- Yard/Garage Sales
- Irregular Lots
- Accessory Dwelling Units (ADUs)
- Awnings, Carports or Covered Decks
- Animals
- Wind Turbines (WT)
- Outdoor Storage Areas
- Public Rights-of-Way
- Temporary Uses
- Amateur Radio Antennas
- Impound Yards

**Churches taller than 35 feet**

.....

**N. Churches taller than 35 feet.**

- 1. **The following conditions must be met for Churches that are taller than 35 feet:**
  - a. **The lot or parcel that the structure is located on can be no less than 8 acres in size.**
  - b. **The floor area of the structure must be at least 70,000 square feet in size.**
  - c. **The building height can be no greater than 80 feet.**
  - d. **The height of any steeples, towers or other similar features can be no greater than 190 feet.**



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			

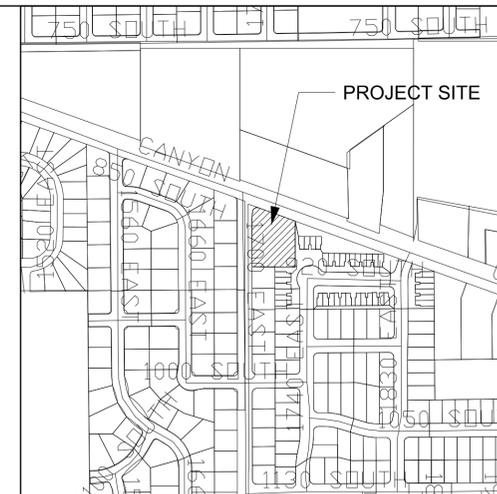
SHEET NO.

1

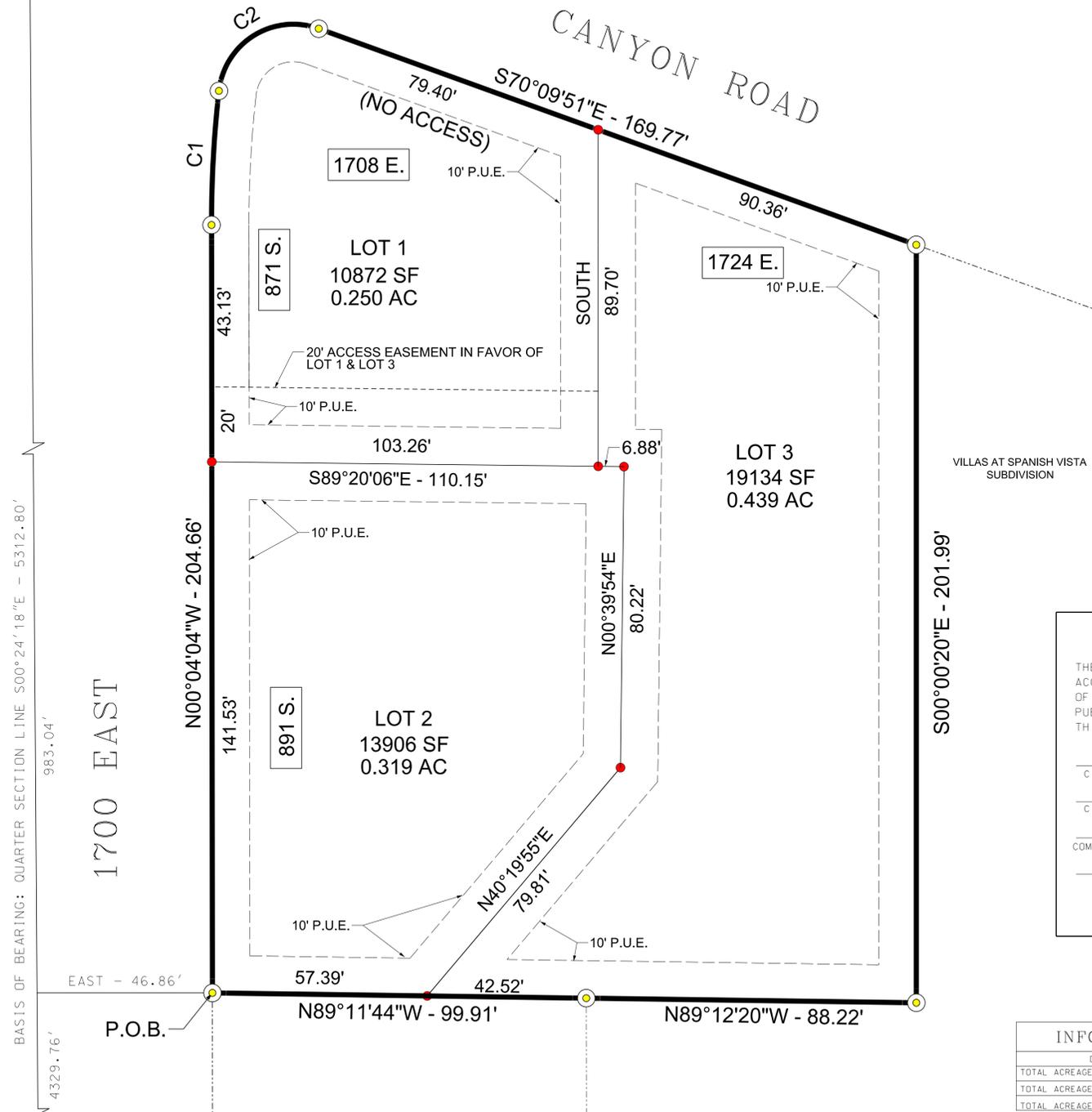


# NELSON MEADOWS SUBDIVISION A RESIDENTIAL SUBDIVISION PLAT "A"

NORTH 1/4 CORNER SECTION 29,  
TOWNSHIP 8 SOUTH, RANGE 3 EAST,  
SALT LAKE BASE AND MERIDIAN  
(FOUND COUNTY MONUMENT)



VICINITY MAP



BASIS OF BEARING: QUARTER SECTION LINE S00°24'18"E - 5312.80'

1700 EAST

N00°04'04"W - 204.66'

S00°00'20"E - 201.99'

**SPANISH FORK PUBLIC WORKS  
ACCEPTED PLANS**

SIGNED *Stephie Nash*

DATE 08/01/2024

**LEGEND**

- BOUNDARY LINE
- LOT LINE
- ADJOINING PROPERTY
- EASEMENTS
- RIGHT OF WAY
- SECTION TIE LINE
- 5/8" x 24" REBAR & PLASTIC CAP
- SECTION CORNER
- SUBDIVISION BNDRY CORNER

SOUTH 1/4 CORNER SECTION 29,  
TOWNSHIP 8 SOUTH, RANGE 3 EAST,  
SALT LAKE BASE AND MERIDIAN  
(FOUND COUNTY MONUMENT)

Curve Table					
Name	Radius	Length	Delta	Chord	Chord Bearing
C1	317.00	35.80	06°28'14"	35.78	N 03°10'02" E
C2	20.00	36.11	103°26'51"	31.40	N 58°07'11" E

POLICHETTE, DAVID  
#68:061:0301  
SPANISH VISTA PHASE 1

VILLAS AT SPANISH VISTA  
SUBDIVISION

Dudley and Associates, Inc.  
353 East 1200 South  
Orem, Utah 84058  
office 801-224-1252  
fax 801-224-1264

**Notes:**

1. All open space, common area and private drives are to serve as PUE's.
2. Public utility easements are 10' unless noted otherwise.
3. All drinking water and pressurized irrigation lines up to and including the meter, all sanitary sewer mains, all electric meters, and all electric and sfcn communication service lines up to the mast of overhead installations and to the top of the meter base for underground installations are dedicated to Spanish Fork city.
4. #5 rebar & cap to be set at all boundary corners.
5. Nail and washer to be set in top of curb projection of side lines.
6. All corner lot driveways to be located a minimum of 34' from tbc.
7. All Public Utility Easements platted heron are in perpetuity for installation, maintenance, repair and replacement of public utilities, sidewalks, and appurtenant parts thereof and the right of reasonable access to Grantor's easement shall run with the real property and shall be binding upon the Grantor and the Grantor's successors, heirs and assigns.
8. This area is subject to the normal everyday sounds, odors, sights, equipment, facilities and all other aspects associated with an agricultural lifestyle. Future residents should also recognize the risks inherent with livestock.
9. Standard minimum lot setbacks of the R-1-9 zone must be met as listed in City Code Table 1 - Residential Development Standards.
10. Lot 1 shall have turn around on driveway.

**ACCEPTANCE BY LEGISLATIVE BODY**

THE CITY OF SPANISH FORK, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_

CITY MANAGER \_\_\_\_\_

CITY ATTORNEY \_\_\_\_\_

COMMUNITY DEVELOPMENT DIRECTOR \_\_\_\_\_

APPROVED BY ENGINEER (SEE SEAL BELOW) \_\_\_\_\_

ATTEST CLERK-RECORDER (SEE SEAL BELOW) \_\_\_\_\_

**INFORMATION TABLE**

DESCRIPTION	=
TOTAL ACREAGE OF AREA PROPOSED	1.008 ACRES
TOTAL ACREAGE IN LOTS	1.008 ACRES
TOTAL ACREAGE IN ROADWAY	0.000 ACRES

**DOMINION ENERGY**

Dominion Energy approves this plat solely for the purpose of confirming that the plat contains public utility easements. Dominion may require other easements in order to serve this development. This approval does not constitute acceptance, approval or acknowledgement of any terms contained in the plat, including those set forth in the owners dedication and the notes and does not constitute a guarantee of particular terms of natural gas service. For further information please contact Dominion's right-of-way department at 1-800-366-8532.

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

Dominion Energy

By: \_\_\_\_\_

**DEVELOPER:**  
SUPERIOR REAL ESTATE & RENOVATIONS, LLC  
HOWIE NELSON  
801-318-5233  
1949 W. 1600 N.  
PROVO, UTAH 84604

**SURVEYOR:**  
DUDLEY AND ASSOCIATES  
ENGINEERS PLANNERS SURVEYORS  
353 EAST 1200 SOUTH, OREM, UTAH  
801-224-1252

**ENGINEER:**  
**MW BROWN**  
ENGINEERING, INC  
Office: (801) 377-1790 Fax: (801) 377-1789  
578 East 770 North, Orem UT 84097

**SURVEYOR'S CERTIFICATE**

I, ROGER D. DUDLEY, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 147089 IN ACCORDANCE WITH TITLE 58, CHAPTER 22 OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT, UTAH CODE ANNOTATED, 1953 AS AMENDED. I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW IN ACCORDANCE WITH SECTION 17-23-17, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, BLOCKS, STREETS, AND EASEMENTS AND THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT AND THAT THIS PLAT IS TRUE AND CORRECT.

**BOUNDARY DESCRIPTION**

BEGINNING AT A POINT WHICH S 0°24'18" E, ALONG THE QUARTER SECTION LINE, 983.04 FEET AND EAST 46.86 FEET FROM THE NORTH QUARTER CORNER OF SECTION 29, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN; SAID POINT ALSO BEING A POINT ON THE EAST RIGHT OF WAY LINE OF 1700 EAST STREET; THENCE ALONG SAID RIGHT OF WAY THE FOLLOWING TWO (2) CALLS: 1) N 0°04'04" W 204.66 FEET; 2) ALONG AN ARC 35.80 FEET TO THE RIGHT, HAVING A RADIUS OF 317.00 FEET, THE CHORD BEARS N 03°10'02" E 35.78 FEET TO A POINT OF CURVATURE; THENCE ALONG AN ARC 36.11 FEET TO THE RIGHT, HAVING A RADIUS OF 20.00 FEET, THE CHORD BEARS N 58°07'11" E 31.40 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF CANYON ROAD; THENCE S 70°09'51" E ALONG SAID RIGHT OF WAY 169.77 FEET TO A POINT ON THE BOUNDARY LINE OF VILLAS AT SPANISH VISTA SUBDIVISION PLAT, ON FILE AT THE UTAH COUNTY RECORDER'S OFFICE; THENCE ALONG SAID BOUNDARY THE FOLLOWING TWO (2) CALLS: 1) S 0°0'20" E 201.99 FEET; 2) N 89°12'20" W 88.22 FEET TO A POINT ON THE BOUNDARY LINE OF SPANISH VISTA SUBDIVISION PHASE 1 PLAT ON FILE AT THE UTAH COUNTY RECORDER'S OFFICE; THENCE ALONG SAID BOUNDARY LINE N 89°11'44" W 99.91 FEET TO THE POINT OF BEGINNING.

AREA = 1.01 ACRES (43,911 SQ. FT.)

DATE \_\_\_\_\_ ROGER D. DUDLEY (SEE SEAL BELOW)

**OWNER'S DEDICATION**

KNOW ALL MEN BY THESE PRESENTS THAT WE, ALL OF THE UNDERSIGNED OWNERS OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREOF AND SHOWN ON THIS MAP, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, BLOCKS, STREETS AND EASEMENTS AND DO HEREBY DEDICATE THE STREETS AND OTHER PUBLIC AREAS AS INDICATED HEREOF FOR PERPETUAL USE OF THE PUBLIC.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS DAY OF \_\_\_\_\_, 20\_\_\_\_

**CORPORATION**

SIGNATURE \_\_\_\_\_ PRINT NAME \_\_\_\_\_

TITLE \_\_\_\_\_ COMPANY \_\_\_\_\_

**OWNER'S ACKNOWLEDGEMENT (LLC)**

STATE OF UTAH } S.S.  
COUNTY OF UTAH }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BY \_\_\_\_\_, WHO PERSONALLY APPEARED BEFORE ME, WHO BEING DULY SWORN OR AFFIRMED, DID SAY THAT HE/SHE IS THE \_\_\_\_\_ OF \_\_\_\_\_ A LIMITED LIABILITY COMPANY, AND THAT THE WITHIN AND FOREGOING INSTRUMENT WAS SIGNED IN BEHALF OF SAID COMPANY, AND IN HIS/HER CAPACITY AS \_\_\_\_\_ OF \_\_\_\_\_ LIMITED LIABILITY COMPANY.

MY COMMISSION NUMBER \_\_\_\_\_ SIGNED (A NOTARY PUBLIC COMMISSIONED IN UTAH) \_\_\_\_\_

MY COMMISSION EXPIRES \_\_\_\_\_ PRINT NAME OF NOTARY \_\_\_\_\_

**COUNTY RECORDER**

Plat "A"

**NELSON MEADOWS SUBDIVISION**  
RESIDENTIAL SUBDIVISION

SPANISH FORK CITY, UTAH COUNTY, UTAH

SCALE: 1" = 20 FEET

SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CITY-COUNTY ENGINEER SEAL	CLERK-RECORDER SEAL
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**ELECTRICAL LEGEND**

PRIMARY ELECTRICAL CONDUIT ————

SECONDARY ELECTRICAL CONDUIT ————

SHADOW CONDUIT ————

SERVICE DROP ————

PRIMARY SECTIONALIZERS ————

STREETLIGHT ————

SECONDARY JUNCTION BOX (PEDESTAL TYPE) ————

TRANSFORMERS (PAD) (POLE) ————

**ELECTRIC NOTES:**

1. CONDUIT FOR STREET LIGHTS SHALL BE 1" SCHEDULE 40 RIGID NONMETALLIC CONDUIT (RNC).
2. CONDUIT FOR SERVICE DROPS SHALL BE 2" (RNC).
3. CONDUIT FOR 1 PHASE AND SECONDARY CABLE SHALL BE 3" SCHEDULE 40 RIGID NONMETALLIC CONDUIT (RNC).
4. CONDUIT FOR 3 PHASE SHALL BE 6" SCHEDULE 40 RIGID NONMETALLIC CONDUIT (RNC).
5. LONG-RADIUS ELBOWS CONSTRUCTED OF EITHER RIGID METAL OR FIBERGLASS ARE REQUIRED FOR ANY ANGLE 45 DEG OR GREATER.
6. SECONDARY CABLE SHALL BE 4/0 NOME URD TYPE UNLESS OTHERWISE SPECIFIED.
7. SECONDARY, 1 PHASE AND 3 PHASE TRANSFORMER CONDUITS SHALL BE AT A DEPTH OF 4" TO TOP OF CONDUIT.
8. 3 PHASE CONDUITS SHALL BE AT A DEPTH OF 6" TO TOP OF CONDUIT, UNLESS OTHERWISE SPECIFIED.
9. SERVICE DROP CONDUIT SHALL BE AT A DEPTH OF 4" TO TOP OF CONDUIT.
10. STREET LIGHT CONDUITORS SHALL BE #10 STR CU TYPE THWN.
11. STREET LIGHTS SHALL BE LED, DECORATIVE POLE UNLESS OTHERWISE SPECIFIED.
12. (1) - SHADOW CONDUIT SHALL BE REQUIRED AT EACH POWER ROAD CROSSING CONDUIT SHALL BE THE SAME SIZE AND TYPE AS LARGEST POWER CONDUIT BEING INSTALLED.

**COMMUNICATIONS LEGEND**

COMMUNICATIONS CONDUIT ————

SHADOW CONDUIT ————

COMM. SERVICE DROP ————

COMMUNICATIONS BOXES ————

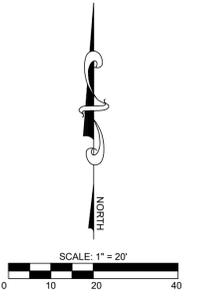
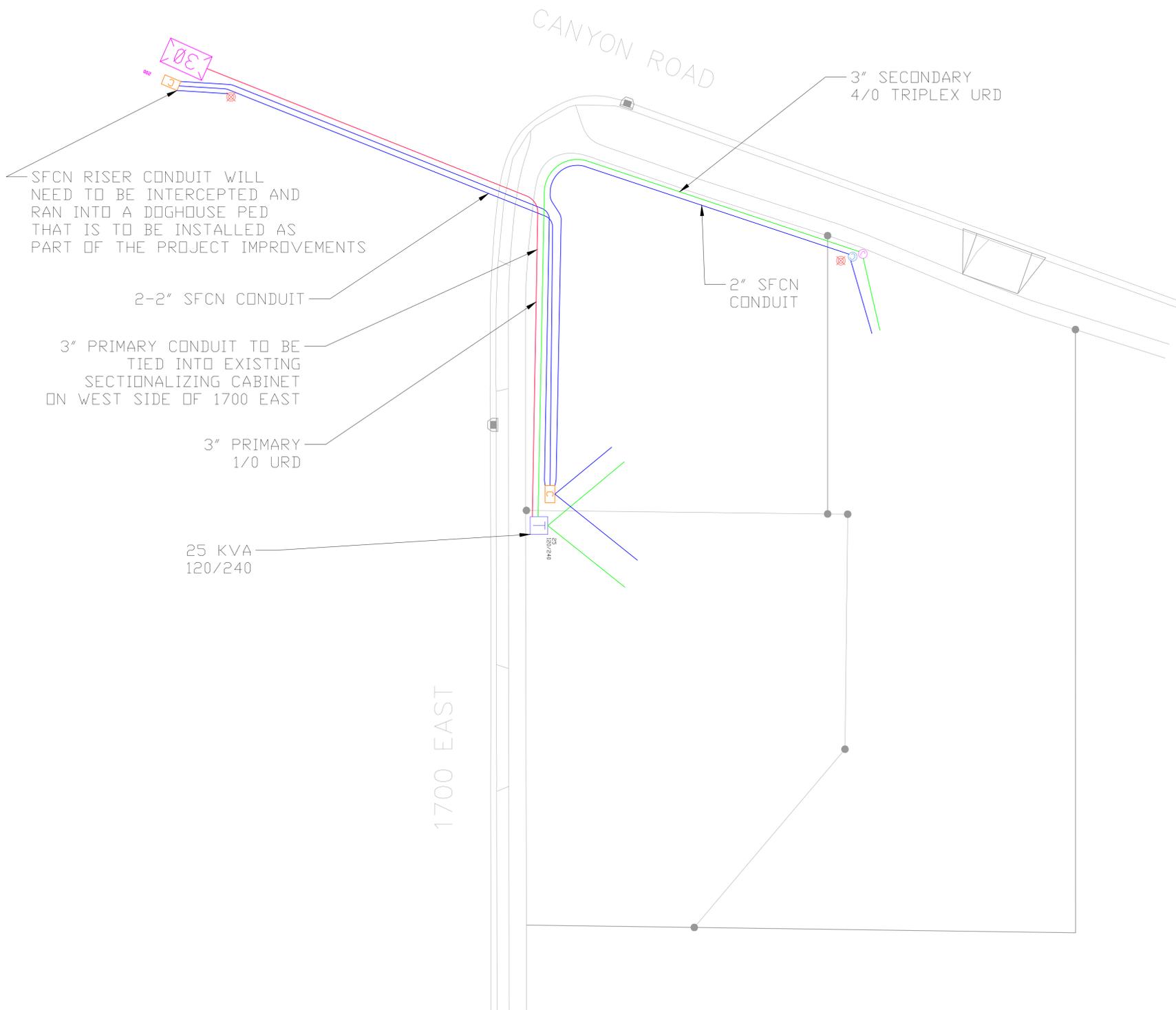
**SFCN NOTES:**

1. CONDUIT FOR SERVICE DROPS SHALL BE 1" SCHEDULE 40 RIGID NONMETALLIC CONDUIT (RNC).
2. CONDUIT FOR SECONDARY RUNS SHALL BE 2" (RNC).
3. CONDUIT FOR MAIN RUNS SHALL BE 2" (RNC).
4. CONDUIT FOR FIBER OPTICS SHALL BE 3" (RNC) UNLESS OTHERWISE SPECIFIED.
5. LONG-RADIUS ELBOWS CONSTRUCTED OF EITHER RIGID METAL OR FIBERGLASS ARE REQUIRED FOR ANY ANGLE 45 DEG OR GREATER.
6. COMMUNICATIONS CONDUITS SHALL RUN BEHIND (FARTHEST FROM PROPERTY LINE) ELECTRICAL CONDUITS AND STUB UP BEHIND ELECTRICAL BOXES UNLESS OTHERWISE SPECIFIED.
7. (1) - SHADOW CONDUIT SHALL BE REQUIRED AT EACH COMMUNICATION ROAD CROSSING CONDUIT SHALL BE THE SAME SIZE AND TYPE AS LARGEST COMMUNICATIONS CONDUIT BEING INSTALLED.

**GENERAL NOTES:**  
 DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS, EASEMENTS, AND RIGHTS-OF-WAY. DEVELOPER SHALL FOLLOW ALL OF SPANISH FORK CITY STANDARDS.

**GENERAL NOTES:**  
 THIS MAP IS INTENDED FOR INFORMATIONAL PURPOSES ONLY. THIS MAP DOES NOT SHOW THE ACTUAL, AND EXACT LOCATION(S) OF ANY CONDUITS, BOXES, LIGHTS, OR OTHER APPARATUS. THESE ITEMS SHALL BE PLACED ACCORDING TO SPANISH FORK CITY STANDARDS, AND BY FIELD VERIFICATION.

**CONSTRUCTION NOTES:**



SIGNED *Eglen Haskin*  
 DATE 08/01/2024

NELSON PLAT A

SPANISH FORK CITY ELECTRIC  
 260 NORTH 1715 EAST  
 SPANISH FORK, UTAH 84660  
 (801) 804-4450



SCALE:	1"=30'	APPROVED:	
DRAWN BY:	TOM COOPER	DRAWING APPROVAL:	
DATE DRAWN:	04/05/2022	SHEET SIZE:	ARCH D

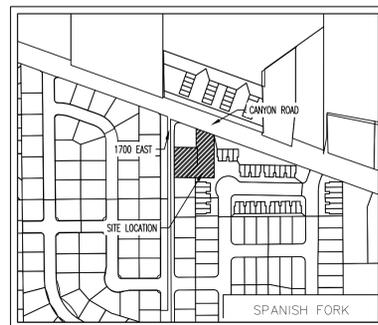
ELECTRICAL CHECKED BY:		ELECTRICAL APPROVED BY:	DATE:
SFCN CHECKED BY:		SFCN APPROVED BY:	DATE:

ELECTRICAL DESIGN

SFCN DESIGN



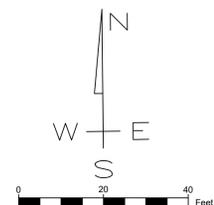




NORTH QUARTER CORNER  
SECTION 21,  
T8S, R3E, SLB&M  
FOUND UTAH COUNTY  
MONUMENT

# NELSON MEADOWS SUBDIVISION PLAT "B"

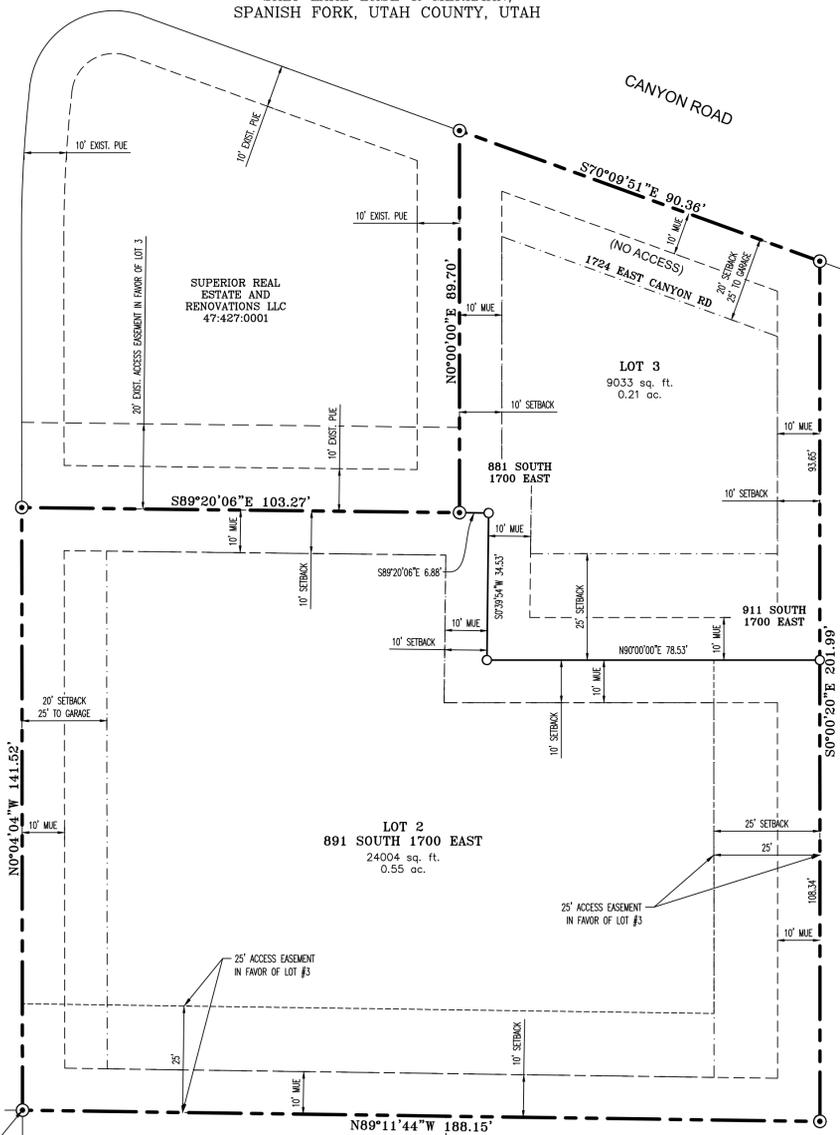
A RESIDENTIAL SUBDIVISION  
INCLUDING A VACATION OF LOTS 2 & 3 OF NELSON MEADOWS SUBDIVISION PLAT "A"  
LOCATED IN THE NORTHEAST QUARTER OF  
SECTION 29, TOWNSHIP 8 SOUTH, RANGE 3 EAST,  
SALT LAKE BASE & MERIDIAN,  
SPANISH FORK, UTAH COUNTY, UTAH



VICINITY MAP  
(NTS)

BASES OF BEARING: S 00°24'16" E ALONG THE QUARTER SECTION LINE - 5312.80'  
983.04'

1700 EAST



VILLAS AT SPANISH  
VISTA OWNER  
ASSOCIATION INC.  
54-201-0606

### LEGEND

- SUBDIVISION CORNER
- LOT CORNER
- SECTION CORNER MONUMENT (NTS)
- SUBDIVISION LINE
- LOT LINE
- SETBACK LINE
- MUNICIPAL UTILITY EASEMENT (MUE)
- ADJOINING PROPERTY

**LOT 3 ADDRESS NOTES:**

- VIA CANYON RD = 1424 EAST CANYON RD (NO ACCESS)
- VIA EXISTING 20' ACCESS EASEMENT ON NELSON MEADOWS SUBDIVISION, PLAT A, = 881 SOUTH 1700 EAST
- VIA 25' ACCESS EASEMENT SHOWN HEREON THIS PLAT = 911 SOUTH 1700 EAST

SOUTH QUARTER CORNER  
SECTION 29,  
T8S, R3E, SLB&M  
FOUND UTAH COUNTY  
MONUMENT

OWNER/DEVELOPER:  
SUPERIOR REAL ESTATE AND RENOVATIONS LLC.  
HOWIE NELSON  
801-318-5233

ENGINEER/SURVEYOR:



Office: (801) 377-1790 Fax: (801) 377-1789  
578 East 770 North, Orem UT 84097

### NOTES:

1. PROJECT BENCHMARK IS THE NORTH QUARTER CORNER OF SECTION 29, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SLB&M. ELEV=4730.30'
2. PROJECT WILL BE CONSTRUCTED IN ONE PHASE.
3. ZONE = R-1-9
4. 3.58 UNITS PER ACRE.
5. AVERAGE LOT SIZE = 16,519 SQ. FT.
6. ALL DRINKING WATER AND PRESSURIZED IRRIGATION LINES UP TO AND INCLUDING THE METER, ALL SANITARY SEWER MAINS, ALL ELECTRIC METERS, AND ALL ELECTRIC AND SFON 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
7. ALL MUNICIPAL UTILITY EASEMENTS PLATTED HEREON ARE IN PERPETUITY FOR INSTALLATION, MAINTENANCE, REPAIR, AND REPLACEMENT OF PUBLIC UTILITIES, PUBLIC WALLS, FENCES, SIDEWALKS, TRAILS, AND APPURTENANT PARTS THEREOF AND THE RIGHT TO REASONABLE ACCESS TO GRANTOR'S EASEMENT SHALL RUN WITH THE REAL PROPERTY AND SHALL BE BINDING UPON THE GRANTOR AND THE GRANTOR'S SUCCESSORS, HEIRS AND ASSIGNS.
8. THIS AREA IS SUBJECT TO THE NORMAL EVERYDAY SOUNDS, ODORS, SIGHTS, EQUIPMENT, FACILITIES AND ALL OTHER ASPECT ASSOCIATED WITH AN AGRICULTURAL LIFESTYLE. FUTURE RESIDENTS SHOULD ALSO RECOGNIZE THE RISKS INHERENT WITH LIVESTOCK.

### SURVEYOR'S CERTIFICATE

I, JAXON T. BROWN, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 13513878 IN ACCORDANCE WITH TITLE 5B, CHAPTER 22 OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT, UTAH CODE ANNOTATED, 1953 AS AMENDED. I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW IN ACCORDANCE WITH SECTION 17-23-17, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, BLOCKS, STREETS, AND EASEMENTS AND THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT AND THAT THIS PLAT IS TRUE AND CORRECT.

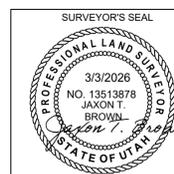
### BOUNDARY DESCRIPTION

A RESIDENTIAL SUBDIVISION SITUATE IN THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE & MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF NELSON MEADOWS SUBDIVISION PLAT "A", ON FILE IN THE OFFICE OF THE UTAH COUNTY RECORDER, SAID CORNER BEING 983.04 FEET S 00°24'18" E ALONG THE QUARTER SECTION LINE AND 46.86 FEET EAST FROM THE NORTH QUARTER CORNER OF SAID SECTION 29, AND RUNNING THENCE ALONG SAID NELSON MEADOWS SUBDIVISION PLAT "A" AND THE EAST RIGHT-OF-WAY OF 1700 EAST STREET N 00°04'04" W 141.52 FEET TO THE SOUTHWEST CORNER OF LOT 1 OF SAID NELSON MEADOWS SUBDIVISION PLAT "A", THENCE ALONG THE BOUNDARY OF SAID LOT 1 THE FOLLOWING TWO COURSES: 1) S 89°20' 06" E 103.27 FEET, 2) N 00°00'00" E 89.70 FEET TO THE BOUNDARY OF SAID NELSON MEADOWS SUBDIVISION AND THE SOUTHERLY RIGHT-OF-WAY OF CANYON ROAD, THENCE ALONG SAID BOUNDARY AND RIGHT-OF-WAY S 70°09'51" E 90.36 FEET TO THE BOUNDARY OF THE VILLAS AT SPANISH VISTA PLAT "B", ON FILE IN THE OFFICE OF THE UTAH COUNTY RECORDER, THENCE ALONG SAID BOUNDARY S 00°00'20" E 201.99 FEET, THENCE ALONG SAID BOUNDARY OF SPANISH VISTA PLAT "B" AND THE BOUNDARY OF SPANISH VISTA SUBDIVISION PHASE A, ON FILE IN THE OFFICE OF THE UTAH COUNTY RECORDER, N 89°11'44" W 188.15 FEET TO THE POINT OF BEGINNING

SAID SUBDIVISION CONTAINS 0.76 ACRES (33,037 SQ. FT.)

*Jaxon T. Brown*  
JAXON T. BROWN  
PLS 13513878  
DATE: 3/3/2026



### OWNER'S DEDICATION

KNOW ALL BY THESE PRESENTS THAT WE, ALL THE UNDERSIGNED OWNERS OF ALL THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON AND SHOWN ON THIS PLAT, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, BLOCKS, STREETS, AND EASEMENTS AND DO HEREBY DEDICATE THE STREETS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR THE PERPETUAL USE OF THE PUBLIC.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_.

ZION COMMERCIAL INVESTMENT LLC

PRINT: \_\_\_\_\_ SIGNED: \_\_\_\_\_ (MANAGER) (MANAGER)

### CORPORATE ACKNOWLEDGEMENT

STATE OF UTAH }  
COUNTY OF UTAH } s.s.  
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ BY \_\_\_\_\_ WHO PERSONALLY APPEARED BEFORE ME, WHO BEING DULY SWORN OR AFFIRMED, DID SAY THAT HE/SHE IS THE \_\_\_\_\_ OF SUPERIOR REAL ESTATE AND RENOVATIONS LLC, AND THAT THE WITHIN AND FOREGOING INSTRUMENT WAS SIGNED IN BEHALF OF SAID COMPANY, AND IN HIS/HER CAPACITY AS \_\_\_\_\_ OF SUPERIOR REAL ESTATE AND RENOVATIONS LLC.

MY COMMISSION NUMBER: \_\_\_\_\_ SIGNED: (A NOTARY PUBLIC COMMISSIONED IN UTAH)

MY COMMISSION EXPIRES: \_\_\_\_\_ PRINT NAME OF NOTARY

### ACCEPTANCE BY DRC

THE CITY OF SPANISH FORK, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC.

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_

CITY MANAGER \_\_\_\_\_ CITY RECORDER \_\_\_\_\_

CITY ATTORNEY \_\_\_\_\_ CITY ENGINEER \_\_\_\_\_

COMMUNITY DEVELOPMENT DIRECTOR \_\_\_\_\_

### UTAH COUNTY RECORDER

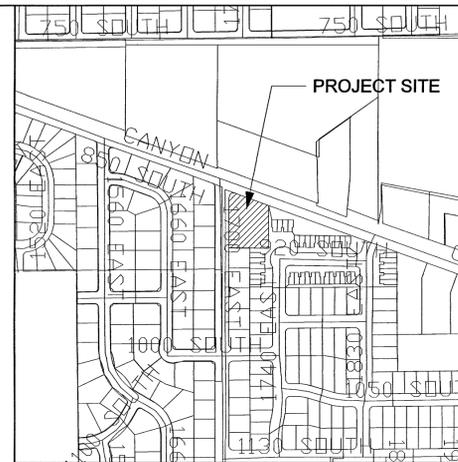
## PLAT "B" NELSON MEADOWS SUBDIVISION PLAT "B"

A RESIDENTIAL SUBDIVISION  
INCLUDING A VACATION OF LOTS 2 & 3 OF NELSON MEADOWS SUBDIVISION PLAT "A",  
LOCATED IN THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 8 SOUTH, RANGE 3 EAST,  
SALT LAKE BASE & MERIDIAN  
SPANISH FORK, UTAH COUNTY, UTAH  
SCALE: 1" = 20'

NOTARY PUBLIC SEAL CITY ENGINEER SEAL CITY RECORDER SEAL

# NELSON MEADOWS SUBDIVISION A RESIDENTIAL SUBDIVISION PLAT "A"

NORTH 1/4 CORNER SECTION 29,  
TOWNSHIP 8 SOUTH, RANGE 3 EAST,  
SALT LAKE BASE AND MERIDIAN  
(FOUND COUNTY MONUMENT)



VICINITY MAP

### SURVEYOR'S CERTIFICATE

I, ROGER D. DUDLEY, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 147089 IN ACCORDANCE WITH TITLE 58, CHAPTER 22 OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT, UTAH CODE ANNOTATED, 1953 AS AMENDED. I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW IN ACCORDANCE WITH SECTION 17-23-17, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, BLOCKS, STREETS, AND EASEMENTS AND THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT AND THAT THIS PLAT IS TRUE AND CORRECT.

### BOUNDARY DESCRIPTION

A PARCEL OF LAND SITUATE IN THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE & MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS 0°24'18" E, ALONG THE QUARTER SECTION LINE, 983.04 FEET AND EAST 46.86 FEET FROM THE NORTH QUARTER CORNER OF SECTION 29, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN; SAID POINT ALSO BEING A POINT ON THE EAST RIGHT OF WAY LINE OF 1700 EAST STREET; THENCE ALONG SAID RIGHT OF WAY THE FOLLOWING TWO (2) CALLS: 1) N 0°04'04" W 204.66 FEET; 2) ALONG AN ARC 35.80 FEET TO THE RIGHT, HAVING A RADIUS OF 317.00 FEET, THE CHORD BEARS N 03°10'02" E 35.78 FEET TO A POINT OF CURVATURE; THENCE ALONG AN ARC 36.11 FEET TO THE RIGHT, HAVING A RADIUS OF 20.00 FEET, THE CHORD BEARS N 58°07'11" E 31.40 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF CANYON ROAD; THENCE S 70°09'51" E ALONG SAID RIGHT OF WAY 169.77 FEET TO A POINT ON THE BOUNDARY LINE OF VILLAS AT SPANISH VISTA SUBDIVISION PLAT, ON FILE AT THE UTAH COUNTY RECORDER'S OFFICE; THENCE ALONG SAID BOUNDARY THE FOLLOWING TWO (2) CALLS: 1) S 0°02'20" E 201.99 FEET; 2) N 89°12'20" W 88.22 FEET TO A POINT ON THE BOUNDARY LINE OF SPANISH VISTA SUBDIVISION PHASE 1 PLAT ON FILE AT THE UTAH COUNTY RECORDER'S OFFICE; THENCE ALONG SAID BOUNDARY LINE N 89°11'44" W 99.91 FEET TO THE POINT OF BEGINNING.

SAID PARCEL OF LAND CONTAINS 1.01 ACRES (43,911 SQ. FT.)

NOTE: THE BASIS OF BEARING IS S 00°24'18" E ALONG THE QUARTER SECTION LINE IN BETWEEN THE NORTH QUARTER CORNER AND THE SOUTH QUARTER CORNER OF SAID SECTION 29

2/27/23  
DATE

ROGER D. DUDLEY  
(SEE SEAL BELOW)

### OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, ALL OF THE UNDERSIGNED OWNERS OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON AND SHOWN ON THIS MAP, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, BLOCKS, STREETS AND EASEMENTS AND DO HEREBY DEDICATE THE STREETS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS 9 DAY OF August, 2023

### CORPORATION

Howard W. Nelson  
SIGNATURE  
HOWARD W. NELSON  
PRINT NAME  
MANAGER  
SUPERIOR REAL ESTATE AND RENOVATIONS LLC  
TITLE COMPANY

### OWNER'S ACKNOWLEDGEMENT (LLC)

STATE OF UTAH } S.S.  
COUNTY OF UTAH }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 9 DAY OF August, 2023, BY Howard W. Nelson, WHO PERSONALLY APPEARED BEFORE ME, WHO BEING DULY SWORN OR AFFIRMED, DID SAY THAT HE/SHE IS THE Manager OF Superior Real Estate and Renovations LLC LIMITED LIABILITY COMPANY, AND THAT THE WITHIN AND FOREGOING INSTRUMENT WAS SIGNED IN BEHALF OF SAID COMPANY, AND IN HIS/HER CAPACITY AS Manager OF Superior Real Estate and Renovations LLC LIMITED LIABILITY COMPANY.

MY COMMISSION NUMBER 722148  
SIGNED AS NOTARY PUBLIC COMMISSIONED IN UTAH  
MY COMMISSION EXPIRES July 14, 2027  
Karen Woodard  
PRINT NAME OF NOTARY

### COUNTY RECORDER

ENT 65455-2023 MAP# 18938  
ANDREA ALLEN  
UTAH COUNTY RECORDER  
2023 DEC 4 11:52 AM FEE \$6.00 BY TR  
RECORDED FOR SPANISH FORK CITY

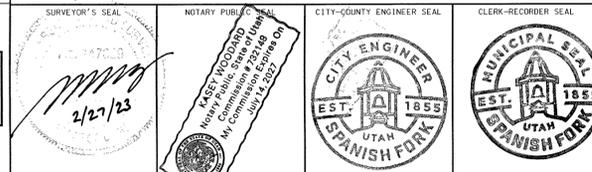
Plat "A"

## NELSON MEADOWS SUBDIVISION

RESIDENTIAL SUBDIVISION

SPANISH FORK CITY UTAH COUNTY, UTAH

SCALE: 1" = 20 FEET



### Notes:

1. All open space, common area and private drives are to serve as PUE's.
2. Public utility easements are 10' unless noted otherwise.
3. All drinking water and pressurized irrigation lines up to and including the meter, all sanitary sewer mains, all electric meters, and all electric and s/cn communication service lines up to the mast of overhead installations and to the top of the meter base for underground installations are dedicated to Spanish Fork city.
4. #5 rebar & cap to be set at all boundary corners.
5. Nail and washer to be set in top of curb projection of side lines.
6. All corner lot driveways to be located a minimum of 34' from tbc.
7. All Public Utility Easements platted heron are in perpetuity for installation, maintenance, repair and replacement of public utilities, sidewalks, and appurtenant parts thereof and the right of reasonable access to Grantor's easement shall run with the real property and shall be binding upon the Grantor and the Grantor's successors, heirs and assigns.
8. This area is subject to the normal everyday sounds, odors, sights, equipment, facilities and all other aspects associated with an agricultural lifestyle. Future residents should also recognize the risks inherent with livestock.
9. Standard minimum lot setbacks of the R-1-9 zone must be met as listed in City Code Table 1 - Residential Development Standards.
10. Lot 1 shall have turn around on driveway.

### ACCEPTANCE BY LEGISLATIVE BODY

THE CITY OF SPANISH FORK, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC  
THIS 15th DAY OF February, A.D. 2023

*[Signature]*  
CITY MANAGER

*[Signature]*  
CITY ATTORNEY

*[Signature]*  
COMMUNITY DEVELOPMENT DIRECTOR

APPROVED BY ENGINEER  
(SEE SEAL BELOW)

*[Signature]*  
ATTEST CLERK-RECORDER  
(SEE SEAL BELOW)

### INFORMATION TABLE

DESCRIPTION	=
TOTAL ACREAGE OF AREA PROPOSED	1.008 ACRES
TOTAL ACREAGE IN LOTS	1.008 ACRES
TOTAL ACREAGE IN ROADWAY	0.000 ACRES

### DOMINION ENERGY

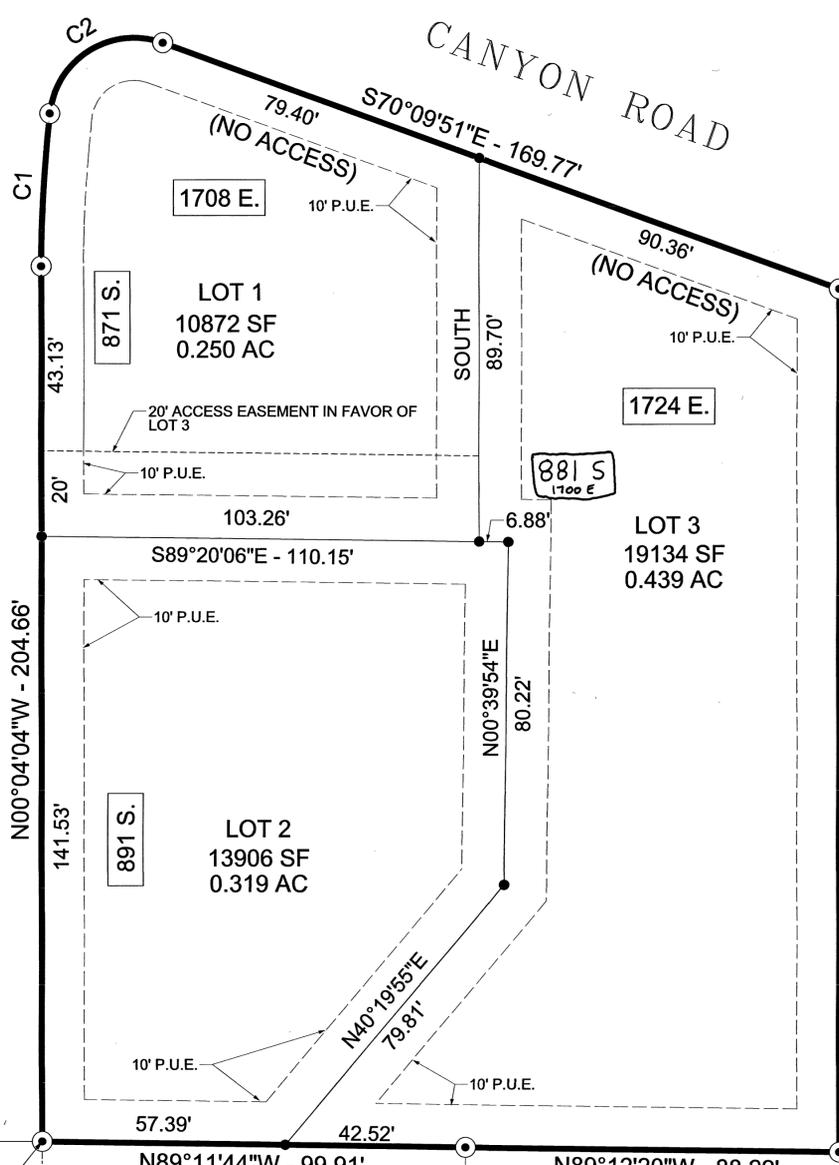
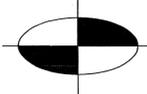
Dominion Energy approves this plat solely for the purpose of confirming that the plat contains public utility easements. Dominion may require other easements in order to serve this development. This approval does not constitute acceptance, approval or acknowledgement of any terms contained in the plat, including those set forth in the owners dedication and the notes and does not constitute a guarantee of particular terms of natural gas service. For further information please contact Dominion's right-of-way department at 1-800-366-8532.

Approved this \_\_\_ day of \_\_\_, 20\_\_

Dominion Energy

By: \_\_\_\_\_

Dudley and Associates, Inc.  
353 East 1200 South  
Orem, Utah 84058  
office 801-224-1252  
fax 801-224-1264



### LEGEND

- BOUNDARY LINE
- LOT LINE
- ADJOINING PROPERTY
- EASEMENTS
- RIGHT OF WAY
- SECTION TIE LINE
- 3/8" x 24" REBAR & PLASTIC CAP
- SECTION CORNER
- SUBDIVISION BNDRY CORNER

SOUTH 1/4 CORNER SECTION 29,  
TOWNSHIP 8 SOUTH, RANGE 3 EAST,  
SALT LAKE BASE AND MERIDIAN  
(FOUND COUNTY MONUMENT)

### Curve Table

Name	Radius	Length	Delta	Chord	Chord Bearing
C1	317.00	35.80	06°28'14"	35.78	N 03°10'02" E
C2	20.00	36.11	103°26'51"	31.40	N 58°07'11" E

#18938