



**Tuesday, May 12, 2026**  
**City Council and Planning Commission Joint Work Session**

**CITY COUNCIL AND PLANNING COMMISSION JOINT WORK SESSION MEETING AGENDA**  
**PUBLIC NOTICE** is hereby given that the City Council and Planning Commission of Spanish Fork, Utah, will hold a special meeting in the Explorer Room in Library Hall, 80 South Main Street on the second floor commencing at 5:30 p.m. on May 12, 2026, Spanish Fork.

**SPANISH FORK CITY** does not discriminate on the basis of race, color, national origin, sex, religion, age or disability in the employment or the provision of services. The public is invited to participate in all Spanish Fork City Council and Planning Commission Meetings. If you need special accommodation to participate in the meeting, please contact the Community Development Department at 801-804-4580.

**1. Work Session - No formal actions are taken in a work session.**

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**2. Call to order 5:30 pm.**

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**3. Required Training**

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A. Land Use Training provided by City Attorney Vaughn Pickell.

**4. Concept Presentation**

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A. Heritage Community.

**5. Discussion**

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A. City Council and Planning Commission discussion.

**6. Adjourn 8:00 pm.**

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End

# SPANISH FORK AGRICULTURAL HERITAGE COMMUNITY

*"SF Heritage Community"*

Pre-Application Concept Submittal

Spanish Fork City, Utah – 3/30/2026

*Real Estate Designed for an Elevated Human Experience*

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<b>Project Name</b>	Spanish Fork Agricultural Heritage Community ("SF Heritage Community")
<b>Applicant</b>	Cronin Realty Group (CRG)
<b>Principal Broker</b>	Greg Cronin, Principal Broker/GC   601-955-9195   croninrealtygroup@gmail.com
<b>Civil Engineer</b>	Nate Dye   Wasatch Civil   nathan.wasatchcivil@gmail.com   801-734-5946
<b>Architect/Planner</b>	Korkut Onaran, Ph.D.   Pel-Ona Architects & Urbanists   303-557-8188   www.pel-ona.com
<b>Total Site</b>	~179.75 Acres (multiple parcels)
<b>Developed</b>	~60 Acres
<b>Preserved</b>	~118 Acres (Agricultural)
<b>Submittal Date</b>	3/30/2026
<b>Status</b>	Pre-Application Concept Submittal

## 1. Executive Summary

The SF Heritage Community is a master-planned development designed to align with the City of Spanish Fork's General Plan, infrastructure strategy, and long-term vision for balanced growth. The project integrates residential neighborhoods, mixed-use activity centers, and a large-scale agricultural preservation system into a cohesive, connected community framework.

This submittal initiates a collaborative pre-application dialogue with Spanish Fork City staff, Planning Commission, and City Council. Our goal is to receive guidance, establish shared understanding, and work together to map the most efficient path through the entitlement process — one that benefits the City, the landowners, and the broader community.

### Key community outcomes:

- Preserve ~115 acres of agricultural land in active, working production
  - Cluster residential development to minimize land consumption and infrastructure cost
  - Deliver diverse and attainable housing, including deed-restricted owner-occupied homes under \$450K
  - Establish a clear infrastructure framework anchored to Main Street
  - Create a distinct, place-based community identity rooted in agricultural heritage
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## 2. Strategic Background — Why This Plan Was Built

The SF Heritage Community did not begin as a large-scale master plan. It began with a straightforward objective: secure the entitlements needed to develop a modest number of homes on a ridge parcel under contract. What followed was a process of listening, learning, and responding — and the result is a plan that is meaningfully stronger, more viable, and more likely to succeed than anything a smaller application could have achieved.

This section is offered in the spirit of full transparency — to the City, and to the landowners who have placed their trust in this process. Understanding why this plan is structured the way it is matters for everyone around the table.

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### 2.1 What the Early Meetings Revealed

Following the initial pre-application engagement with Spanish Fork City, a clear picture emerged about the City's current priorities and posture toward development in this area. That picture shaped every subsequent decision in building this plan.

The City had little intention to accelerate sewer infrastructure studies or extend services into the river bottoms area on any near-term horizon. This was not a matter of the City being unresponsive or unreasonable — it was a straightforward reflection of where the City's priorities lay. The river bottoms represent an open space asset that Spanish Fork's own vision documents call for preserving, and the City's position was entirely consistent with that goal. From the City's perspective, moving utilities to enable development in that area — before a comprehensive plan for the river bottoms was in place — would have been premature.

The implication for the land under contract was significant. Even though a portion of the property sat on the ridge — above the river bottoms — the utilities and zone changes needed to support any residential development on that ridge were not going to receive city support for at least several more years. The path to a single home, let alone 75, ran directly through the same infrastructure and policy questions the City was not yet prepared to address on a piecemeal basis.

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## 2.2 The City's Actual Objective — And How It Became Our Foundation

Rather than viewing the City's position as an obstacle, the development team chose to take it seriously as a design constraint and a genuine community priority. Spanish Fork's vision documents are clear: the river bottoms should be preserved as open space, and any development in the surrounding area should be organized around a plan that honors that objective — not a series of individual applications that chip away at it.

The City's message, in plain terms, was this: a piecemeal entitlement — regardless of how modest or how reasonable in isolation — would not gain traction until a more encompassing plan could demonstrate that development and preservation could coexist in a way that advanced the City's vision. That was the moment this plan was born.

The SF Heritage Community is, at its core, a direct response to what the City said it needed to see. Every major element — the preservation district protecting ~115 acres of agricultural and river bottoms land, the clustering strategy that keeps development away from the open space the City values, the coordinated landowner coalition — was designed specifically because the City's own vision called for it. This plan does not work around the City's goals. It is built on them.

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## 2.3 Why the District Approach Is the Right Strategy

The district-based structure of this plan is not organizational formality — it is the strategic mechanism that makes City approval achievable. Here is why it matters:

- A small application for ridge homes alone had no path forward. The needed infrastructure and zone changes required City support that was not available for a single parcel in isolation.
- A large, coordinated plan that addresses the City's preservation objectives changes the conversation entirely. Instead of asking the City to extend services for one developer's benefit, this plan offers the City a complete vision that delivers exactly what its own documents say it wants.
- The coalition of landowners — representing ~180 acres across eight parcels — means this is not a speculative concept. It is a coordinated, voluntary commitment from the people who actually own the land. That is rare, and it significantly strengthens the application.
- The Preservation District and Heritage Farm District provide the City with permanent agricultural preservation and river bottoms protection it has been seeking — in exchange for the infrastructure investment and zone changes needed to activate the residential and mixed-use portions of the plan.

In short: the district approach exists because it is the only approach that gives this project a genuine path to City approval. A smaller ask would have produced a smaller answer — and based on the early meetings, that answer would have been no.

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## 2.4 Confidence in the Path Forward

The development team approaches this plan with a high degree of confidence — not overconfidence, but the well-founded confidence that comes from building a proposal that directly addresses what the City has said it needs.

Spanish Fork City is not opposed to development. It is opposed to development that does not align with its vision. This plan aligns with that vision in every meaningful respect: it preserves open space, clusters growth efficiently, provides attainable housing, and delivers a community identity rooted in the agricultural heritage that defines this part of Utah County.

The entitlement path is not without steps, and it is not without risk — no entitlement process is. But the foundation of this plan is sound, the landowner support is real, and the City's own stated objectives are embedded in the design. For the landowners who have placed land under contract, this plan represents the most direct, most defensible, and most strategically intelligent path to a successful outcome. That is why it was built this way, and that is why we are confident it will succeed.

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### 3. Project Vision

The SF Heritage Community is designed as a model for an elevated human experience — where the built environment, natural systems, and community life are intentionally integrated. The vision is to create a connected community where growth and preservation coexist through a deliberate, cooperative relationship between development and land.

We approach this project as a long-term partnership with Spanish Fork City. We believe the best outcomes for everyone — residents, landowners, and the City — come from thoughtful planning, open dialogue, and a shared commitment to place.

**Guiding principles:**

- Preserve agricultural land and natural systems as permanent community assets
- Concentrate development efficiently along existing and planned infrastructure
- Connect all districts physically, visually, and socially
- Establish enduring community identity grounded in heritage and stewardship

### 4. Site Organization Framework

#### 4.1 General Plan Alignment

The SF Heritage Community concept aligns directly with Spanish Fork’s adopted General Plan. The Farm Cluster zones correspond to agricultural areas designated for preservation — maintaining existing agricultural operations while enabling limited rural residential use within the same footprint. The Parkside District and Halverson Ridge align with the General Plan’s medium density residential and mixed-use designations, offering complementary product types and density ranges that serve the City’s housing and commercial needs.

Open space within this community is a working landscape — agriculture, equestrian, movement corridors, and recreation — not passive parkland. The color legend below reflects how each district maps to the General Plan’s land use categories:

<b>Yellow</b>	Medium Density Residential — 6-8 Units/Acre
<b>Red</b>	Commercial
<b>Green</b>	Agricultural Preservation — All existing ag rights retained; residential rights transferred to Farm Cluster zone at 1 residence per 5 acres
<b>Orange</b>	Proposed Farm Cluster Zone — Lots are 1 ac per 5 ac of Agricultural Acreage; private farm road with 50’ ROW; agricultural zoning retained under county-equivalent rights

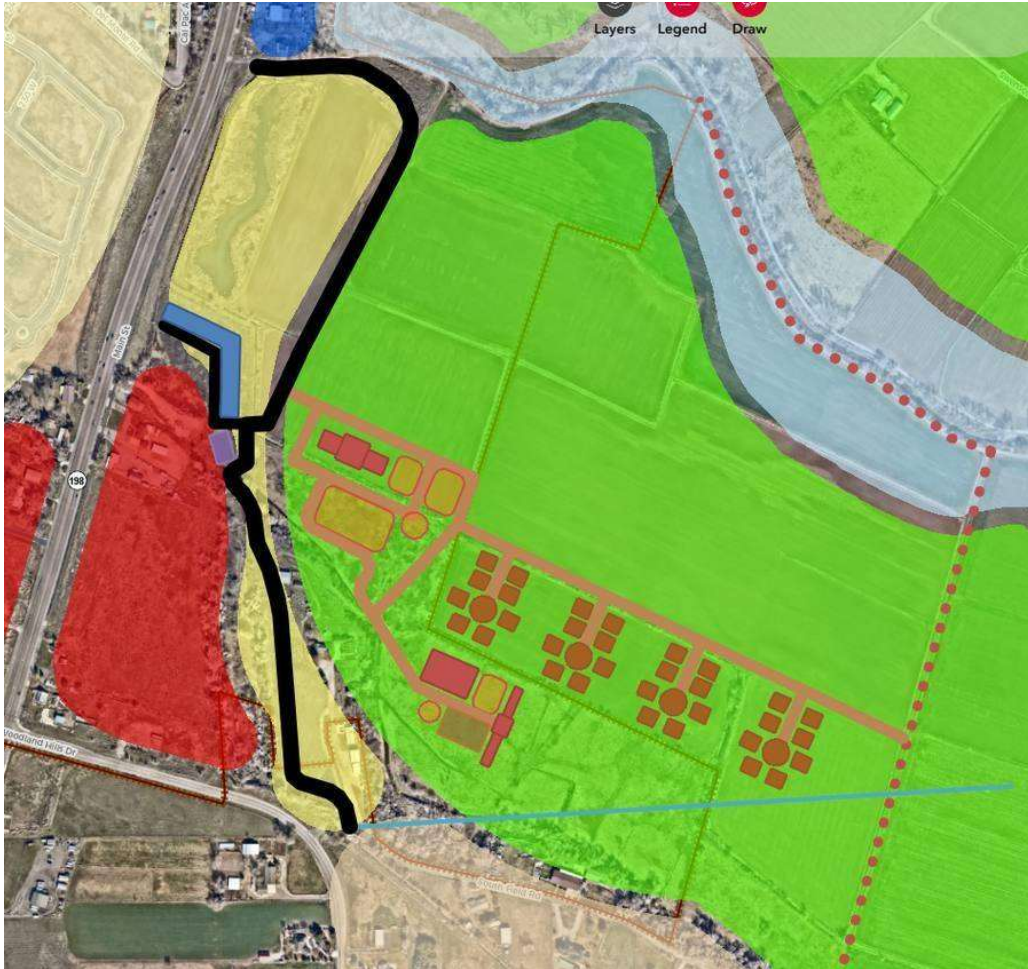


Figure 4: General Plan Color Map — Full Site Coverage

## 4.2 Primary Roadway Spine

A north-south roadway from Main Street serves as the organizing element for land use, utilities, and connectivity. The spine connects all districts from Main Street south through the Parkside Mixed-Use District, continuing to the Halverson Ridge Residential community.

## 4.3 Farm Road Network

A secondary farm road provides access to farm clusters, equestrian facilities, and agricultural operations within the Heritage Farm District and Preservation District, branching east from the primary spine.

## 4.4 Ridge Positioning

The Halverson Ridge is a residential-only environment integrated with natural topography and oriented to views. The ridge parcel is accessed from Woodland Hills Road to the south in Phase 1 and from the primary spine road in Phase 2.

## 5. District Framework

The SF Heritage Community is organized into four integrated districts:

<b>Halverson Ridge Residential</b>	13.6 Acres — high-quality, view-oriented residential with attainable, owner-occupied homes
<b>Parkside Mixed-Use District</b>	Along the river bottoms — 55+ mixed-use, neighborhood commercial, and medium-density residential
<b>Heritage Farm District</b>	Farm Clusters — rural residential embedded in working farmland at 1 dwelling per 5 agricultural acres
<b>Preservation District</b>	Agriculture and Equine Areas — ~115 acres permanently preserved as working open landscape



Figure 2: District Plan — Halverson Ridge, Parkside, Heritage Farm, and Preservation Districts

The District Plan illustrates the spatial organization of the four districts. The primary roadway spine runs north-south from Main Street. The Parkside District is positioned along the river bottoms. The Preservation District and Heritage Farm District extend eastward across agricultural lands. Halverson Ridge Residential occupies the southern ridge parcel.

## 6. District Narratives

### 6.1 Halverson Ridge Residential (13.6 Acres) – Concept Version



Figure 1: Halverson Ridge — Site Plan Studies (77 Lots + Existing House)

**Purpose:** Provide a high-quality, view-oriented residential environment with attainable ownership opportunities.

**Character:** Low-profile, topography-responsive, private and distinctly residential.

**Land Use Intent:** Detached homes with moderated density; preservation of ridgeline silhouettes and view corridors.

**Role in Community:** Visual high point overlooking the community; connected to the spine while separated from higher-intensity uses.

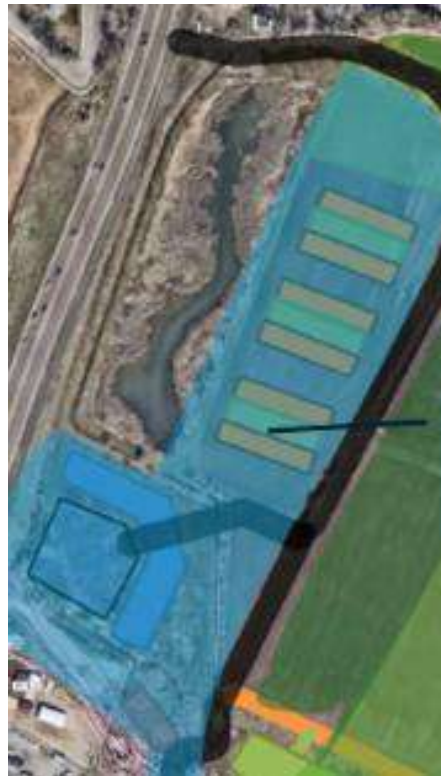
- 77 residential lots in various sizes + existing house
- Large Houses (26) — street-accessed, 4-5 bedroom, downhill locations
- Large Houses mid-size (9) — street-accessed, median lots, 4 bedroom
- Cottages (10) — alley-accessed compact lots, 2-3 bedroom
- Downhill Duplexes (10) — alley-accessed, 3-4 bedroom

- Cottage Duplexes (22) — alley-accessed compact lots, 2-3 bedroom
- At least 50% deed restricted, owner-occupied, priced below \$450K
- Only 20% rentable to non-related parties at any given time per CC&Rs
- Initial finished size: ~1,400-2,400 SF; expandable up to ~33% within original envelope
- Target pricing: ~\$385,000-\$450,000 for more than 50% of homes
- Architectural styles: traditional Craftsman, bungalow, modern farmhouse

*Halverson Ridge is designed to be a community with park areas and smaller to medium homes — of which at least 50% will be deed restricted owner-occupied. This community is meant to have owners from young to old, balancing the ability to grow and age in place.*

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## 6.2 Parkside Mixed-Use District



*Parkside Mixed-Use District — River Bottoms Concept*

**Purpose:** Community activity center serving residents and the broader Spanish Fork area.

**Character:** Walkable, active, and integrated with adjacent open space and river bottoms.

**Land Use Intent:** 55+ mixed-use, neighborhood-serving commercial (burger stand, snow cone/ice cream, seasonal food vendors, reception, spa, recreation, small office), medium-density residential (6-8 du/ac), and short-term event staging and lodging.

**Role in Community:** Social and service hub anchored to Main Street with river trail connectivity and a pedestrian bridge.

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### 6.3 Heritage Farm District (Farm Clusters)



*Heritage Farm District — Farm Cluster Layout Concept*

**Purpose:** Enable residential living within an agricultural setting while preserving the majority of land in production.

**Character:** Rural clusters embedded in working farmland; strong agricultural identity with farm road access.

**Land Use Intent:** ~1-acre clustered lots allocated from larger agricultural acreage at approximately 1 dwelling per 5 acres; private farm roads with 50' ROW; agricultural zoning retained with county-equivalent rights.

**Role in Community:** Transition between development and preservation; maintains continuity of agricultural operations and supports landowner participation.

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### 6.4 Preservation District (Agriculture and Equine Areas)



*Preservation District — Agricultural and Equine Area Concept*

**Purpose:** Maintain large-scale agricultural land and equestrian uses as permanent, functional community components.

**Character:** Open, productive landscape with minimal structural intrusion.

**Land Use Intent:** ~115 acres preserved; active farming and greenbelt eligibility; integrated equestrian facilities; limited residential with density transferred to farm clusters.

**Role in Community:** Foundational landscape and primary identity driver for the entire community.

## 7. Connectivity Strategy

- Primary roadway spine linking all districts from Main Street
- Farm road network for agricultural and residential access in eastern districts
- Visual corridors between ridge, mixed-use, and preserved lands
- River Trail Access Point with pedestrian bridge in Parkside District
- Trail connections from Halverson Ridge to open space and equestrian areas

## 8. Infrastructure Framework

Infrastructure is concentrated along the primary corridor for efficiency and to minimize long-term public maintenance costs. This approach directly supports the City's goal of organized, fiscally responsible growth.

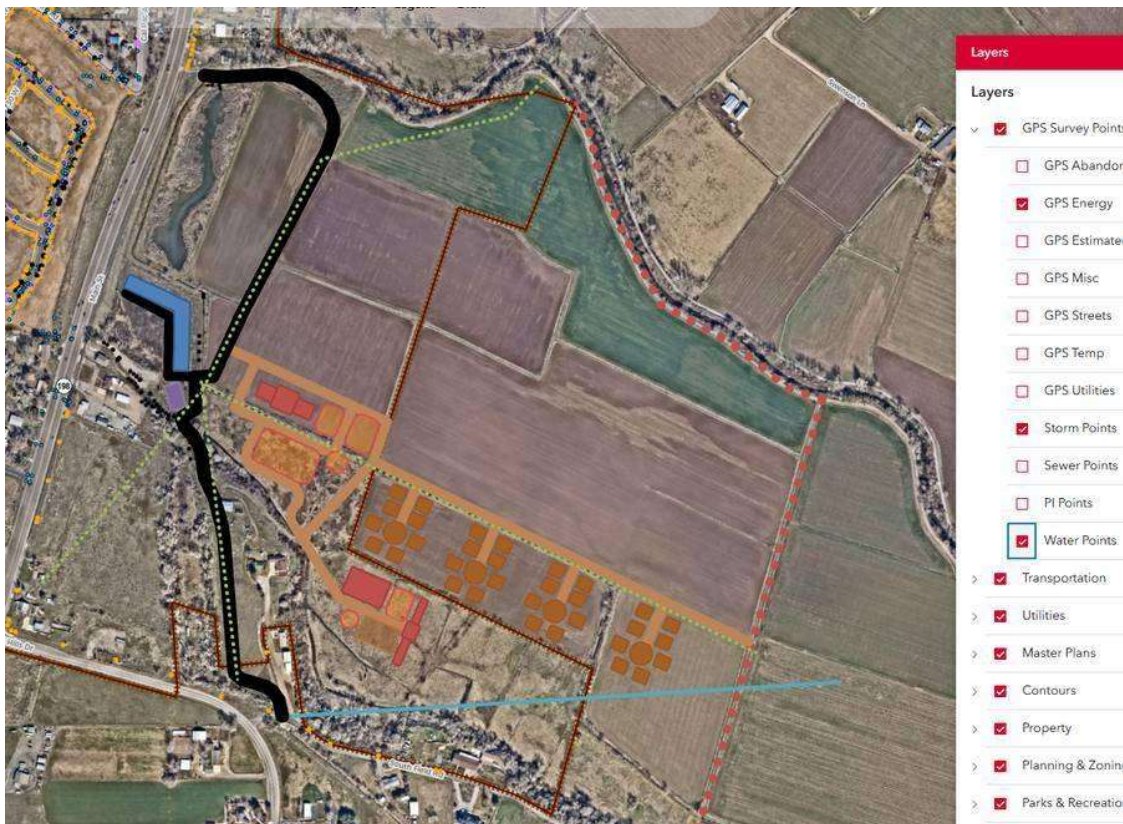


Figure 5: Utilities Plan — Sewer, Power, and Water Infrastructure

**Water:** From Main Street to the east. Connection point to be confirmed with City.

**Power:** From north (Main Street) and south (Woodland Hills) — two-source redundancy.

**Sewer:** Southern routing preferred; city guidance on final alignment is respectfully requested. Developer will extend from the confirmed city connection point. Phase 1 may require temporary connection from the west pending northern extension.

**Storm Drain:** Tie-in to existing eastern infrastructure.



Figure 6: Storm Drain — Existing Infrastructure Tie-In

## 9. Landowner Participation & Endorsement

The SF Heritage Community is structured as a single Limited Liability Company (the "SF Heritage Community LLC"), with Cronin Realty Group / Greg Cronin serving as General Partner. All participating landowners who

contribute land to the community plan hold membership interests in the LLC, with economic participation structured to reflect the strategic value and character of each parcel's contribution.

This voluntary coalition — representing approximately 179.75 acres across multiple parcels — has agreed to a coordinated, preservation-first district approach to entitlement. This level of multi-landowner collaboration is uncommon and meaningfully strengthens the project’s credibility and viability with the City.

### 9.1 Participation Support

- Greg Cronin / Cronin Realty Group — General Partner; responsible for entitlement management, city coordination, and development execution of the Halverson Parcels
- Jake Luekenga (2 Bird SF LC) — Is open to the District to achieve clustering and preserve the land in the current General Plan as Agricultural. They will seek approval for a Medium Density Development in the Parkside defined area
- Matt Sumsion / Steven Sumsion — Are agreeable to using the southern part of their parcel to receive the clustering lots for neighboring participating agricultural parcels
- Bar K Development LC (Steve Dewey) — Is supportive of the District approach presented and open to clustering lots in the future upon annexation, but is not in a hurry to annex at the moment as they enjoy the County zoning for there planned use
- Spring Haven Farms LC — Have not had first hand contact, but the parcel is invited to participate, but not critical to proceed with the proposed plan.
- Paul Prior — Property east of Bar K is outside the currently proposed district boundary but has recently expressed interest in learning more.

### 9.2 Participating Landowner Summary

Owner / Entity	Parcel(s) / Acres	Representative
Halverson, Brad Jolley et al.	27:045:0062 (~65 ac) 25:068:0178 (~13.6 ac)	TBD — Halverson Family
2 Bird SF LC	27:045:0026 (~13.8 ac) 27:045:0016 (~2.24 ac) 25:068:0166 (~11.64 ac)	Jake Luekenga jake@rwluekenga.com 801-885-4561
Sumsion, Steven	27:045:0025 (~24.5 ac)	Matt Sumsion mattsumsion@gmail.com 801-616-9164
Bar K Development LC	27:044:0037 (~35 ac)	Steve Dewey drsdewey@gmail.com 801-376-3174
Spring Haven Farms LC	27:045:0024 (~13.6 ac)	TBD — Acquisition in negotiation

<b>Total Acres</b>	~179.75 Acres
<b>Developed</b>	~60 Acres
<b>Preserved</b>	~118 Acres (Agricultural)

### 9.3 Landowner Endorsement

Each participating landowner endorses the SF Heritage Community district concept plan as the shared framework for entitlement and development of the parcels described above. By endorsing this plan, each landowner confirms that their designated representative is authorized to act on their behalf in connection with the city entitlement process and any associated submissions to Spanish Fork City. A separate Memorandum of Understanding memorializing this endorsement has been prepared for execution by each representative prior to the May 12, 2026 Planning Commission Work Session.

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## 10. General Plan and Policy Alignment

We believe this project is strongly aligned with Spanish Fork City's adopted General Plan goals. We share the City's commitment to organized growth, agricultural preservation, housing diversity, and efficient infrastructure — and have designed every component of this community with those goals in mind.

### Areas of alignment with the Spanish Fork General Plan:

- Agricultural preservation — ~115 acres permanently protected
- Organized growth — development clustered along existing infrastructure corridors
- Housing supply — 77 ridge homes plus medium-density and 55+ options
- Attainable housing — more than 50% of homes deed-restricted under \$450K
- Infrastructure efficiency — utilities concentrated along spine road, reducing long-term City costs

We recognize that realizing this vision will require coordination across several City processes, including potential General Plan amendment, growth boundary adjustment, and overlay zoning. We welcome that process and are committed to working collaboratively at each step. We believe these are straightforward steps given the clear public benefit of the preservation approach.

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## 11. Legal and Policy Framework

This section is offered as background context to support the City's internal review. It is intended to be informative — providing a shared reference point for planning staff, the Planning Commission, and the City Council as they evaluate this proposal.

### 11.1 Applicable Utah Code Provisions

Utah's Municipal Land Use, Development, and Management Act (LUDMA) provides the legal framework within which this application will be reviewed. The following provisions are relevant background:

- Utah Code §10-9a-102 — affirms that property rights are to be protected, and that cities must balance policy goals with the protection of reasonable economic use of private land
- Utah Code §10-9a-401 — recognizes that General Plans are advisory documents that guide City decision-making; they are not absolute limitations on development
- Utah Code §10-9a-507 & 509 — establishes that applications complying with applicable standards are generally entitled to approval; cities must apply standards consistently and fairly

We note these not as constraints on the City, but as the shared legal environment in which we are all working. We are confident that a cooperative approach — one that results in a project aligned with both City policy and landowner property rights — is achievable and mutually beneficial.

### 11.2 Property Rights and City Authority Working Together

We recognize that the City has broad authority to shape land use outcomes through General Plan amendments, overlay zones, and development agreements. We also believe that the voluntary, landowner-supported approach of the SF Heritage Community represents the most collaborative and legally sound path forward — one that protects both private property rights and the City's long-term planning interests.

**City tools available to implement this vision (we welcome the City's use of any or all of these):**

- General Plan Amendment — to formally reflect the agricultural preservation and mixed-use vision
- Growth Boundary Adjustment — to include parcels within the City's planning area
- Agricultural Heritage Cluster Overlay Zone (AHC-O) — new overlay ordinance designed for exactly this type of project (see Section 12)
- Development Agreement — a mutual commitment that gives the City certainty and the developer a clear, agreed path to approval

### 11.3 Comparative Outcomes

We believe the SF Heritage Community offers a meaningfully better outcome for Spanish Fork than conventional parcel-by-parcel development. The following comparison illustrates why a coordinated, preservation-first approach serves the City's long-term interests:

SF Heritage Community (Proposed)	Conventional Development (Baseline)
115+ acres preserved as working agricultural land	Fragmented development across multiple parcels
Clustered, efficient development on ~60 acres	Less preservation — most land converted over time
Lower infrastructure cost — spine-focused utilities	Higher infrastructure burden as development spreads
Strong community identity and place-based design	Generic suburban pattern without distinctive character
Voluntary landowner coordination across ~180 acres	Individual landowner decisions without coordination
Attainable housing — 50%+ owner-occupied under \$450K	Market-rate pricing without affordability commitments

## 12. Agricultural Heritage Cluster Overlay Zone (AHC-O)

We respectfully propose that Spanish Fork City consider adopting the Agricultural Heritage Cluster Overlay Zone (AHC-O) as a new zoning tool. This overlay is designed specifically for projects like the SF Heritage Community — large agricultural parcels where voluntary coordination among landowners makes a preservation-first development model possible.

We offer this as a suggestion for the City's consideration, understanding that the City will make its own determination about the appropriate regulatory framework. Our belief is that a purpose-built overlay zone would give the City greater clarity, consistency, and control over how future agricultural preservation projects are reviewed — and would provide a clear, predictable path for projects like this one.

### 12.1 Proposed Purpose and Intent

- Preserve large, contiguous areas of agricultural land in active production
- Allow for clustered residential development that minimizes land consumption
- Promote efficient extension of infrastructure and reduce long-term public costs
- Support property owners' rights to reasonable economic use of their land
- Implement and advance the goals of the Spanish Fork General Plan

### 12.2 Applicability Criteria

As proposed, the AHC-O would apply to properties that meet all of the following criteria:

- Located within or adjacent to the City's Growth Boundary
- Minimum 40 acres in area
- Proposes to preserve the majority of land as agriculture or open space (minimum 60%)
- Participates in a coordinated master plan across one or more contiguous parcels

### 12.3 Permitted Uses Under the Overlay

- Agricultural uses — all types currently permitted under county ordinances
- Clustered residential — in designated development areas per master plan
- Accessory structures — supporting agricultural and residential uses
- Open space, trails, and recreation
- Limited neighborhood commercial and equestrian uses

### 12.4 Proposed Development Standards

**Clustering:** All residential development shall be clustered in designated areas to maximize agricultural land preservation.

**Density:** Density transferred from preserved agricultural land; allocated via master plan or development agreement.

**Preservation:** Minimum 60% of gross site area preserved as agriculture or open space, protected via conservation easements or equivalent deed restrictions.

**Infrastructure:** Utilities to be extended along the primary access spine; private farm roads with dedicated ROW for cluster areas.

**Approval Path:** Master plan approval by Planning Commission, followed by development agreement with City Council. Individual phases processed administratively once master plan and agreement are in place.

## 12.5 Benefits to the City

- Provides a clear, consistent review standard for agricultural preservation projects
  - Enables voluntary landowner participation without compulsion
  - Reduces long-term infrastructure and service costs
  - Supports General Plan goals while protecting property rights
  - Creates a replicable model for future agricultural heritage communities in Spanish Fork
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## 13. Economic Impact and Community Benefit

### 13.1 Attainable Housing — Halverson Ridge

- Initial finished size: ~1,400-2,400 SF; expandable within envelope
- Target pricing: ~\$385,000-\$450,000 for more than 50% of homes
- Owner-occupied focus supports long-term neighborhood stability
- Architectural variety: Craftsman, bungalow, and modern farmhouse styles

### 13.2 Local Economic Activity — Parkside Mixed-Use

- Neighborhood-serving commercial generating local sales tax
- Reduced outbound trips for daily needs
- Small, community-oriented businesses: food stands, seasonal vendors, event and spa uses

### 13.3 Agricultural and Equestrian Economy

- Continued agricultural production and land-based income for participating landowners
- Equestrian facility serving private and community functions
- Agri-entertainment opportunities supporting community engagement and revenue

### 13.4 Fiscal Benefits to Spanish Fork City

- Property tax from residential, mixed-use, and commercial land uses
  - Sales tax from Parkside neighborhood commercial district
  - Efficient, spine-concentrated infrastructure reducing long-term maintenance costs
  - Expanded economic base while preserving agricultural land and rural character
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## 14. Development Phasing Strategy

Phasing aligns infrastructure investment, market absorption, and City service capacity. Each phase is designed to be self-sustaining while building toward the full community vision.

### 14.1 Phase 1 — Halverson Ridge Phase 1 (Southern Access)

- ~30 units within Halverson Ridge Residential
  - Access via Woodland Hills Road to the south
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**City Coordination:** City initiates planning of the North Main Street intersection to access the community park area. City initiates offsite sewer from the north to the river crossing. Developer extends road and sewer south to serve the ridge.

**Contingency:** If northern sewer is unavailable, Phase 1 may utilize a temporary connection from the west, contingent on adjacent development.

#### 14.2 Phase 2 — Halverson Ridge Phase 2 and Spine Connection

- Extend primary spine road from Main Street across the lower site
- Create second access to Halverson Ridge
- Complete remaining ridge residential units

#### 14.3 Phase 3 — Equestrian Center and Preservation Activation

- Develop equestrian facility within Preservation District
- Activate Preservation District agricultural operations
- Establish farm road network for Heritage Farm District clusters

#### 14.4 Phase 4 — Parkside Mixed-Use District

- Develop 55+ mixed-use and neighborhood commercial components
- River Trail Access Point with pedestrian bridge
- Local food and concession uses: burger stand, ice cream, seasonal vendors

#### 14.5 Phase 5 — Heritage Farm District (Farm Clusters)

- Implement farm clusters and private farm road network
- Integrate with ongoing agricultural operations across preserved acreage

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## 15. Invitation for City Engagement

We are seeking a true partnership with Spanish Fork City — not simply seeking a permit. We believe the SF Heritage Community represents the kind of thoughtful, place-rooted development that Spanish Fork wants, and we are committed to refining this concept based on City feedback.

#### **We respectfully request the City's guidance on the following:**

- General Plan alignment and any recommended amendments
- Preferred zoning approach, including interest in the AHC-O overlay concept
- Infrastructure routing, capacity, and timing — especially sewer
- Annexation strategy and growth boundary considerations
- Development agreement framework and timeline
- Any other City priorities we should incorporate into the concept

We are prepared to schedule a work session with planning staff, Planning Commission, and City Council at the City's convenience. We are flexible on format and process, and we welcome any additional meetings, site visits, or workshops that would help build shared understanding.

## 16. Collaborative Entitlement Timeline

The following timeline reflects where we are today and maps the path forward through each City entitlement step. Step 1 has been completed — the Pre-Application Meeting was held on April 15, 2026. The next immediate step is the Planning Commission Work Session, targeted for May 12, 2026 (2nd Tuesday of May).

*Dates are based on Spanish Fork City's standard meeting schedules: Planning Commission meets the 2nd Tuesday of each month; City Council meets the 1st and 3rd Tuesdays. Public notice periods are typically 30 days for public hearings. Specific dates are targets and subject to City scheduling and agenda availability.*

Step	Target Date	Action / Milestone	City Body / Process
✓ <b>Step 1 — COMPLETE</b>	April 15, 2026	Pre-Application Meeting with City Planning Staff — submittal reviewed, key issues identified, process agreed upon	City Planning Staff / Community Development Director
► <b>Step 2 — NEXT</b>	May 12, 2026	Planning Commission Work Session (2nd Tuesday of May) — informal concept presentation; district plan and General Plan alignment; receive feedback	Planning Commission (2nd Tuesday each month)
<b>Step 3</b>	May 19 or June 2, 2026	City Council Work Session — present concept and path forward; discuss General Plan Amendment, growth boundary, and AHC-O overlay interest	City Council (1st or 3rd Tuesday)
<b>Step 4</b>	June 2026	Formal Application Initiation — submit General Plan Amendment application, annexation petition (if required), and AHC-O Overlay Zone request	Community Development / City Recorder
<b>Step 5</b>	June–July 2026	Public Notice Period (30 days) — General Plan Amendment and Overlay Zone hearings noticed	City Recorder / Planning Staff
<b>Step 6</b>	July 14, 2026	Planning Commission Public Hearing — General Plan Amendment recommendation; AHC-O Overlay Zone first reading recommendation	Planning Commission (2nd Tuesday of July)
<b>Step 7</b>	Aug 4 & 18, 2026	City Council Public Hearings — General Plan Amendment adoption; AHC-O Overlay Zone ordinance (1st and 2nd readings)	City Council (1st and 3rd Tuesdays of August)
<b>Step 8</b>	Aug–Sept 2026	Development Agreement Negotiation — City and developer negotiate terms: master plan, infrastructure, phasing, and preservation commitments	City Attorney / City Manager / Applicant
<b>Step 9</b>	Sept 8, 2026	Master Plan Approval — Planning Commission review and recommendation of SF Heritage Community Master Plan	Planning Commission (2nd Tuesday of September)
<b>Step 10</b>	Oct 6, 2026	Development Agreement Adoption — City Council adoption of	City Council (1st Tuesday of October)

		Development Agreement and Master Plan	
<b>Step 11</b>	Oct–Nov 2026	Phase 1 Engineering and Plat Preparation — preliminary plat submission for Halverson Ridge Phase 1	City Engineering / Planning Staff
<b>Step 12</b>	Nov 10, 2026	Preliminary Plat Approval — Planning Commission approval of Phase 1 preliminary plat	Planning Commission (2nd Tuesday of November)
<b>Step 13</b>	Dec 2026–Jan 2027	Final Plat and Construction Documents — finalize engineering, execute utility agreements, record plat	City Engineering / Recorder
<b>Step 14</b>	Spring 2027	Phase 1 Construction Begins — Halverson Ridge Phase 1 (southern access, ~30 units)	Developer / City Inspection
<b>Step 15</b>	Ongoing (per phase)	Subsequent phase applications processed administratively per Development Agreement and Master Plan	Planning Staff / City Engineer

*Note: Target dates above are based on standard City meeting schedules and are subject to agenda availability. The developer is committed to providing complete, high-quality submittals at every step to support efficient City review and avoid continuances.*

## 16.A Developer Acceleration Strategies

The development team is committed to doing everything within its ability to move the entitlement process forward as efficiently as possible, consistent with the City’s schedules and due process requirements. The following strategies are either already underway or will be pursued proactively to compress the timeline wherever the City’s process permits.

These efforts are shared here transparently so that all participating landowners understand the active steps being taken on their behalf. Acquiring the land under contract is contingent on successfully completing the entitlement process, and the development team treats every week saved as meaningful progress toward that goal.

### 1. Submit a Complete, Staff-Ready Application Package — Before Step 4

The single largest cause of timeline delays in entitlement is an incomplete application that requires multiple rounds of revision. To prevent this, the development team will prepare a comprehensive, staff-ready application package in advance of Step 4 — including all exhibits, narratives, maps, landowner consents, and draft ordinance language for the AHC-O overlay. This allows city staff to route the application for review immediately upon submission, without back-and-forth.

- Engage a local land use attorney to review the application for completeness before submission
- Pre-coordinate with city planning staff on required exhibits and formats during Step 2 and Step 3
- Include a draft Development Agreement term sheet with the initial application to accelerate Step 8 negotiations

## 2. Request Concurrent Processing of GPA and Overlay Ordinance

Rather than processing the General Plan Amendment and the AHC-O Overlay Zone adoption sequentially — which could add two to three months to the timeline — we will request that the City notice and process both items on parallel tracks, with the Planning Commission and City Council hearing both at the same meeting where legally permissible. Spanish Fork City code and Utah LUDMA allow concurrent noticing of related land use actions.

- Request a single combined public notice covering both the GPA and the overlay zone amendment
- Coordinate with City Attorney early (during Step 3) to confirm concurrent processing is acceptable
- Present both items on the same Planning Commission agenda (Step 6) and same City Council hearings (Step 7)

## 3. Individually Engage Planning Commissioners and Council Members Before Hearings

Formal public hearings move faster when decision-makers arrive already familiar with the project. The developer will request brief informational meetings with individual Planning Commissioners and City Council members in the weeks before each formal hearing — presenting the concept, answering questions privately, and addressing any concerns before they become issues at a public meeting. This is standard practice in Utah land use and is not ex parte communication on pending quasi-judicial matters when done prior to formal application.

- Schedule individual 30-minute briefings with each Planning Commissioner before the Step 6 hearing
- Schedule individual briefings with each City Council member before the Step 7 hearings
- Bring visual materials and the full concept plan to every meeting; leave copies for reference

## 4. Start Phase 1 Engineering Concurrently with Entitlement

Engineering work for Phase 1 (Halverson Ridge, southern access) does not require entitlement approval to begin. The development team will engage a licensed Utah civil engineer immediately after the Step 3 City Council work session to begin preliminary grading, utility, and plat design for Phase 1. This means a preliminary plat can be submitted within days of the Development Agreement being signed at Step 10 — rather than waiting months for engineering to begin after entitlement.

- Engage civil engineer by June 2026 (concurrent with Steps 4-6)
- Complete preliminary plat drawings by October 2026, ready to submit upon DA execution
- Begin utility availability and connection coordination with City Engineering during Step 8
- Engage geotechnical and environmental consultants early to avoid delays in Step 11

## 5. Request a Special or Joint Session if Scheduling Allows

If the standard monthly meeting cycle creates unnecessary gaps — for example, if a step misses a meeting deadline by only a few days — the developer will respectfully request whether a special meeting or a joint Planning Commission/City Council session could be scheduled to close the gap. This is at the City's discretion and would only be requested when it provides a meaningful time savings and the City has capacity to accommodate it.

- Monitor all meeting agendas and deadlines closely to identify any gap-closing opportunities
- Have a standing request ready to submit to City staff if a special session would save 30 days or more

## 6. Pre-Negotiate the Development Agreement Term Sheet

Development Agreement negotiations (Step 8) are often the longest and most unpredictable step in a Utah entitlement. The developer will proactively draft and submit a comprehensive DA term sheet to the City Attorney at the time of the formal application submission (Step 4), rather than waiting until after master plan approval. This gives City staff and the City Attorney a running start on negotiations and can compress Steps 8-10 significantly.

- Include a draft DA term sheet as part of the Step 4 application package
- Identify and agree on key DA terms (infrastructure obligations, preservation easements, phasing commitments) during Step 3 work session discussions
- Engage a Utah land use attorney experienced with Spanish Fork City development agreements

## 7. Maintain a Dedicated City Coordination Contact

The developer will designate a single, responsive point of contact for all City staff communications throughout the entitlement process. This person will monitor application status, respond to staff comments within 48 hours, and proactively follow up on any open items. Slow applicant response is a common cause of timeline delays that are entirely within the developer's control to prevent.

- Assign Greg Cronin as primary City coordination contact throughout the process
- Commit to 48-hour maximum response time on all City staff comments or requests
- Provide City planning staff with direct cell contact for time-sensitive coordination

Summary: By combining concurrent processing, pre-negotiated terms, advance engineering, and proactive stakeholder engagement, the development team believes it is realistic to compress the timeline by 6 to 10 weeks relative to a standard sequential process — potentially achieving a Phase 1 construction start by late 2026 rather than Spring 2027, depending on City scheduling.

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## 17. Conclusion

The SF Heritage Community is designed to be a model for how development and preservation can work together — creating long-term value for Spanish Fork while honoring the land and the people who have worked it. We believe this is exactly the kind of project the City's General Plan was designed to encourage.

We are approaching this process as a long-term community partner. Our goal is not simply to build homes, but to create a place that Spanish Fork can be proud of for generations. We look forward to working closely with city staff, the Planning Commission, and the City Council to bring this vision to life.

We are ready to engage at the City's convenience and to provide any additional information, studies, or analysis that would support the City's review. Thank you for your time and consideration.

**Respectfully submitted by:**

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