



**Wednesday, July 1, 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. Final Plat**

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A. CANYON COURT LOT 6 CONDOMINIUMS. This proposal involves the approval of a Final Plat to create three condominium units in a commercial building located at 2777 East 400 North.

**2. Site Plan**

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A. CANYON CREEK PHASE 6 LOT 604. This proposal involves the development of a commercial retail pad located at 1264 North Canyon Creek Parkway.

**3. Annexation**

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A. SOUTH VALLEY VILLAGE ANNEXATION. This request is for acceptance of the South Valley Village Annexation for further study. The proposed annexation is 18.76 acres located at approximately 700 East 2200 North.

**4. Adjourn**

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End



Canyon Court Lot 6 Condominiums  
Final Plat  
2777 East 400 North  
1.39 acres  
C-2 General Commercial Zone  
Commercial General Plan Designation



**PROPOSAL**

The Applicant submitted an application for Final Plat approval for a commercial condominium plat for 3 units in two total buildings. New civil plans showing separate utility services for each unit need to be submitted for review.

**STAFF RECOMMENDATION**

That the proposed Final Plat for the Canyon Court Lot 6 Condominiums be approved based on the following finding and subject to the following conditions:

**Finding**

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

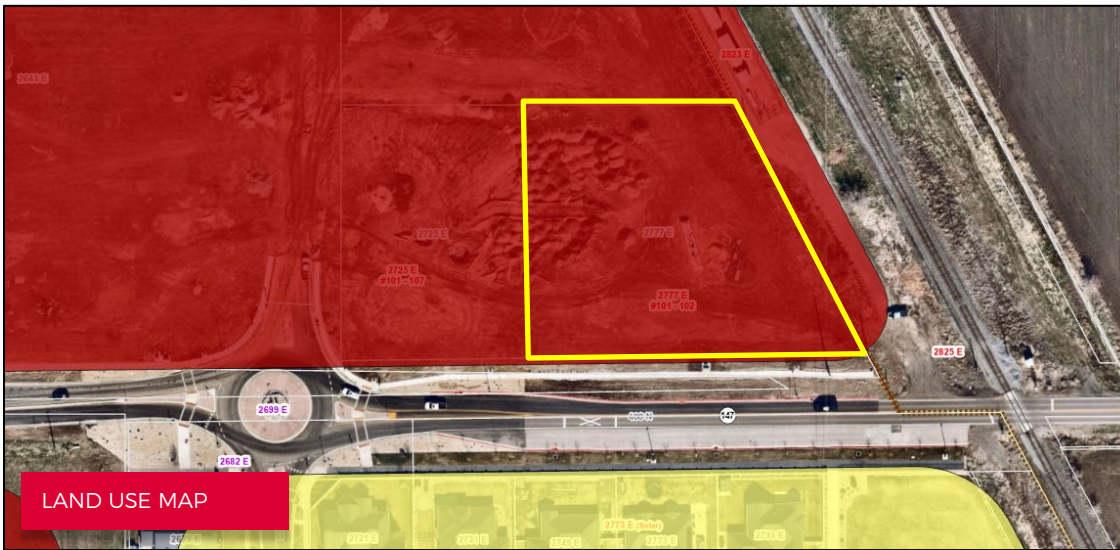
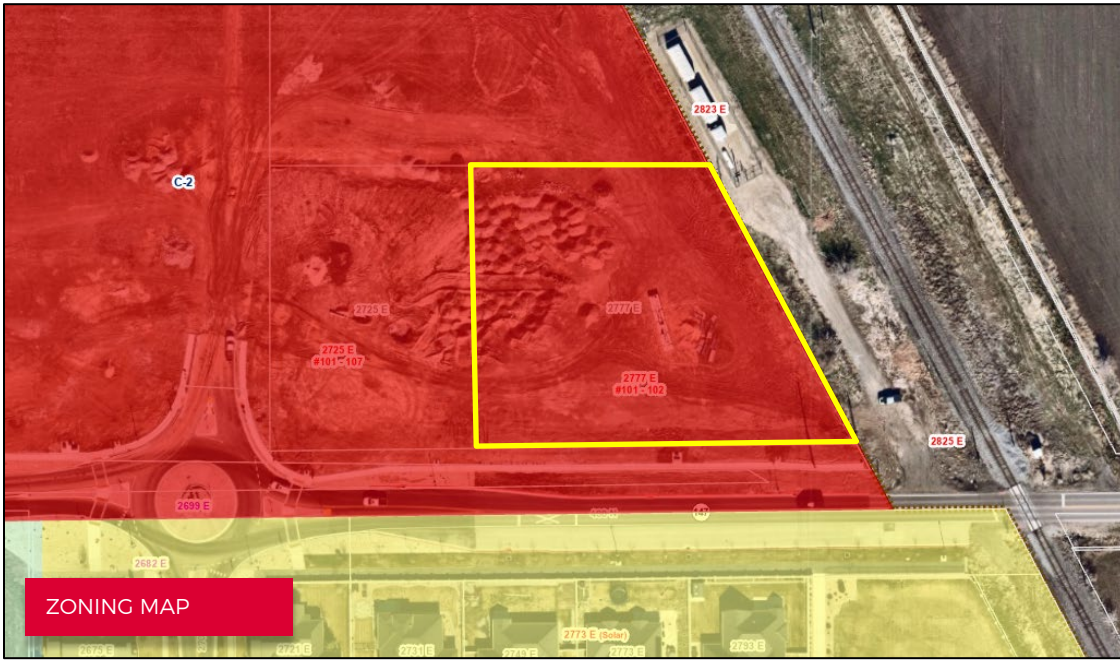
**Conditions**

1. That the Applicant meets the City's development and construction standards, zoning requirements and other applicable City ordinances.
2. That the Applicant submit updated civil plans showing separate utilities for each condominium for review prior to recording the plat.
3. That the Applicant addresses any remaining red-lines.

**EXHIBITS**

1. Area Maps
2. Proposed Condominium Plat

EXHIBIT 1



# EXHIBIT 2

## Canyon Court Lot 6 Condominiums

Including a Vacation of Lot 6, Plat 12, Canyon Court Commercial Subdivision.

Located in the Southwest quarter of Section 16, Township 8 South, Range 3 East, Salt Lake Base and Meridian

Vicinity Map

**GRAPHIC SCALE**

Prepared by:  
**Dudley and Associates, Inc.**  
 353 East 1200 South  
 Ogden, Utah 84403  
 office 801-224-1252  
 fax 801-224-1264

**Notice of Declaration of Covenants, Conditions, and Restrictions**

**Plat Vacation Notice**

Approved as to Form

City Attorney

**Surveyor's Certificate**

I, \_\_\_\_\_, Surveyor, do hereby certify that the above described plat was prepared by me or under my direct supervision and that I am a duly licensed Surveyor in the State of Utah.

**Boundary Description**

The boundary of the above described plat is as follows: \_\_\_\_\_

**Owner's Certificate and Dedication**

I, \_\_\_\_\_, do hereby certify that the above described plat was prepared by me or under my direct supervision and that I am a duly licensed Surveyor in the State of Utah.

**Utility Dedication**

The above described plat is dedicated to the use of \_\_\_\_\_

**Reservation of Common Areas**

The above described plat is dedicated to the use of \_\_\_\_\_

**Owner's Acknowledgment (LLC)**

STATE OF UTAH  
 COUNTY OF \_\_\_\_\_

I, \_\_\_\_\_, do hereby certify that the above described plat was prepared by me or under my direct supervision and that I am a duly licensed Surveyor in the State of Utah.

**Acceptance by the Legislative Body**

I, \_\_\_\_\_, do hereby certify that the above described plat was prepared by me or under my direct supervision and that I am a duly licensed Surveyor in the State of Utah.

**County Recorder**

\_\_\_\_\_

**Canyon Court Lot 6 Condominiums**

Including a Vacation of Lot 6, Plat 12, Canyon Court Commercial Subdivision.

Located in the Southwest quarter of Section 16, Township 8 South, Range 3 East, Salt Lake Base and Meridian

Spanish Fork City, Utah      Scale: 1" = 20 Feet      Utah County, Utah



Canyon Creek Phase 6 Lot 604  
Site Plan  
1264 North Canyon Creek Parkway  
1.39 acres  
C-2 General Commercial Zone  
Commercial General Plan Designation



**PROPOSAL**

The Applicant submitted an application for Site Plan approval for a commercial addition to the south side of the Hobby Lobby building. Parking stalls will be restriped behind the building and additional landscaping and sidewalk will be installed between the new structure and Wal-Mart to the south. According to the plans, the minimum parking requirement for the new structure and use will be met with the parking stalls located on the subject property. An existing shared parking agreement is also in place in the shopping center.

**STAFF RECOMMENDATION**

That the proposed Site Plan for Canyon Creek Phase 6 Lot 604 be approved based on the following finding and subject to the following conditions:

**Finding**

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

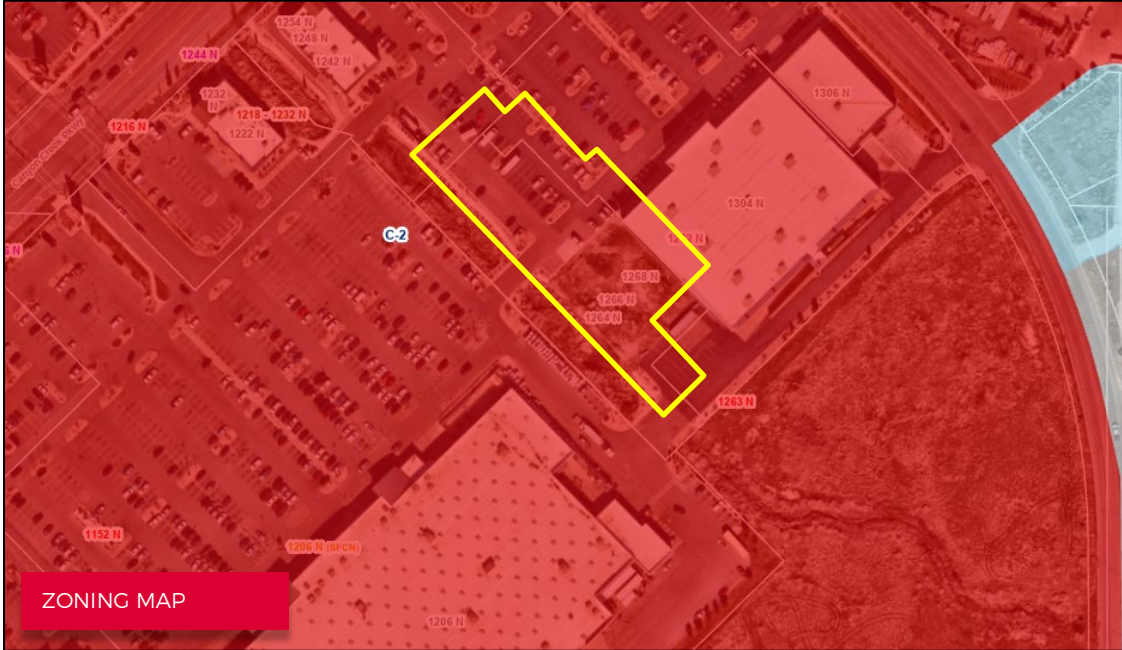
**Conditions**

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

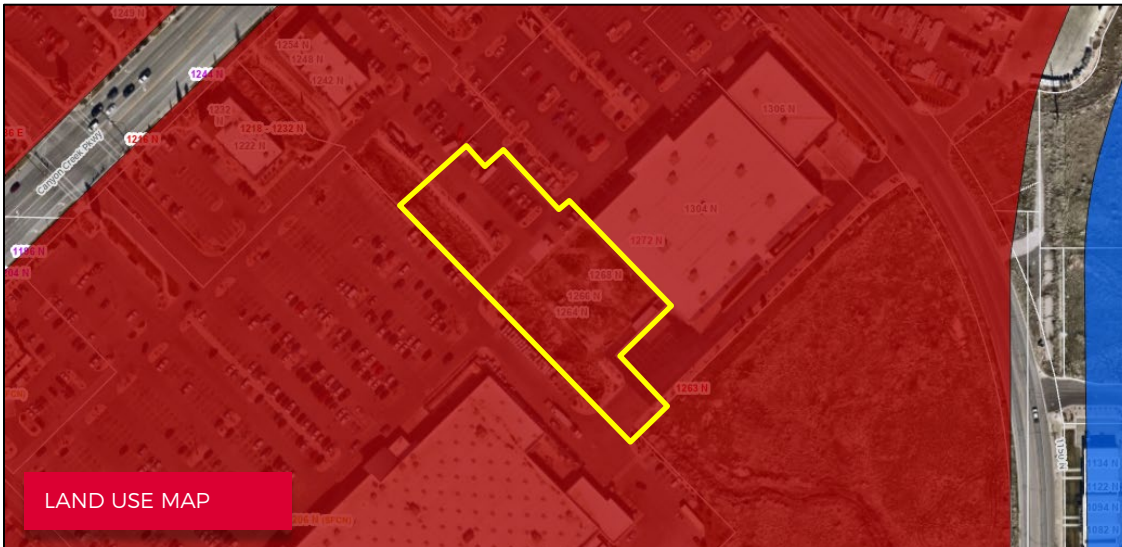
**EXHIBITS**

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

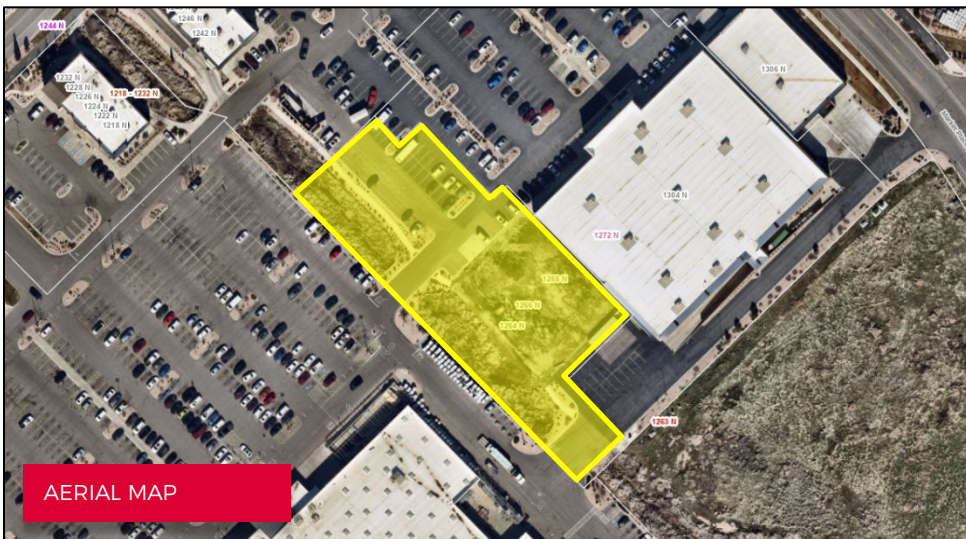
# EXHIBIT 1



ZONING MAP



LAND USE MAP



AERIAL MAP





# EXHIBIT 4

EXTERIOR FINISH SCHEDULE					
CODE	PRODUCT DESCRIPTION	MANUFACTURER	FINISH COLOR	NOTES	
01	CONCRETE		TEXTURED		
B1	EPS	GENERAL	W/STAIN	NO DRESS FINISH	54%
B2	EPS	GENERAL	W/STAIN	NO DRESS FINISH	4%
B3	EPS	GENERAL	W/STAIN	NO DRESS FINISH	6%
D1	GLAZING	VTFC	GLAZING	SEE ELEVATION FOR SPECIFICATIONS	27%
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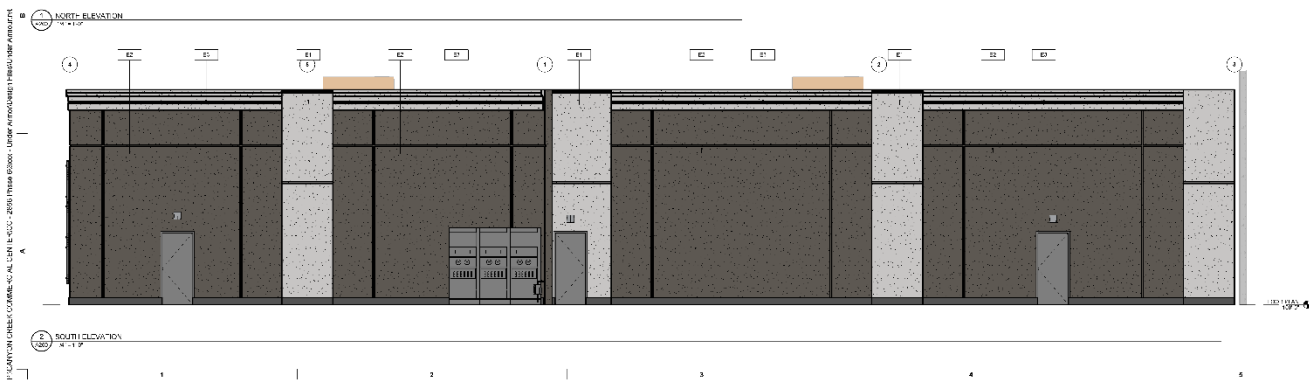
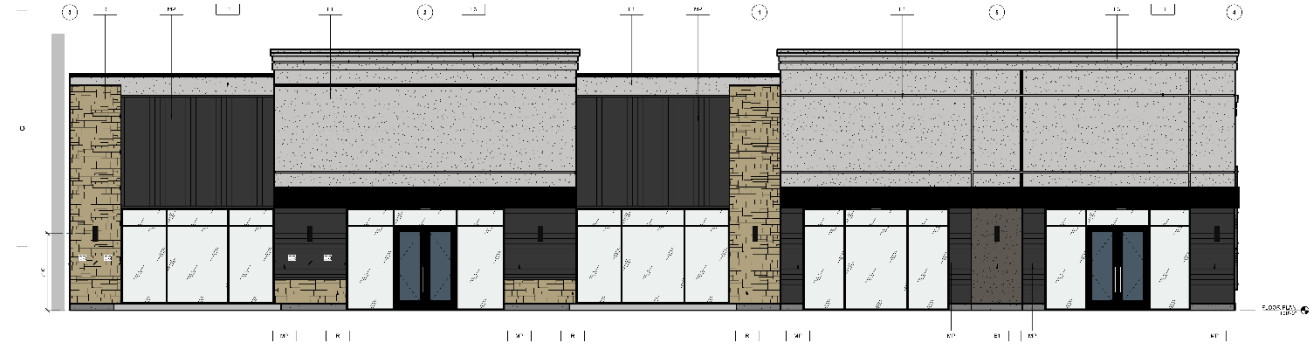


DATE: \_\_\_\_\_  
 REVISION DESCRIPTION: \_\_\_\_\_

**5 Lot 604**  
 Canyon Creek Ph. 5  
 1264-1268 N Canyon Creek Pkwy  
 Spanish Fork, UT 84680  
 CANYON CREEK CENTER

**ELEVATIONS**  
 PROJ. # 2855 3000  
 DATE: 04/27/2020  
 DRAWING: PS  
 SQA: P. P. P.

**A200**



EXTERIOR FINISH SCHEDULE					
CODE	PRODUCT DESCRIPTION	MANUFACTURER	FINISH COLOR	NOTES	
01	CONCRETE		TEXTURED		
B1	EPS	GENERAL	W/STAIN	NO DRESS FINISH	7%
B2	EPS	GENERAL	W/STAIN	NO DRESS FINISH	32%
B3	EPS	GENERAL	W/STAIN	NO DRESS FINISH	6%
D1	GLAZING	VTFC	GLAZING	SEE ELEVATION FOR SPECIFICATIONS	27%
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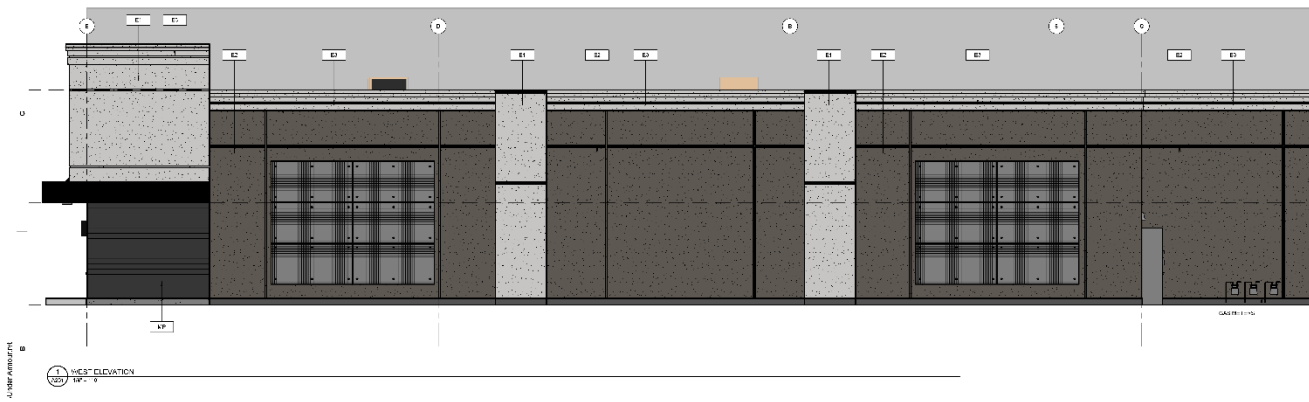
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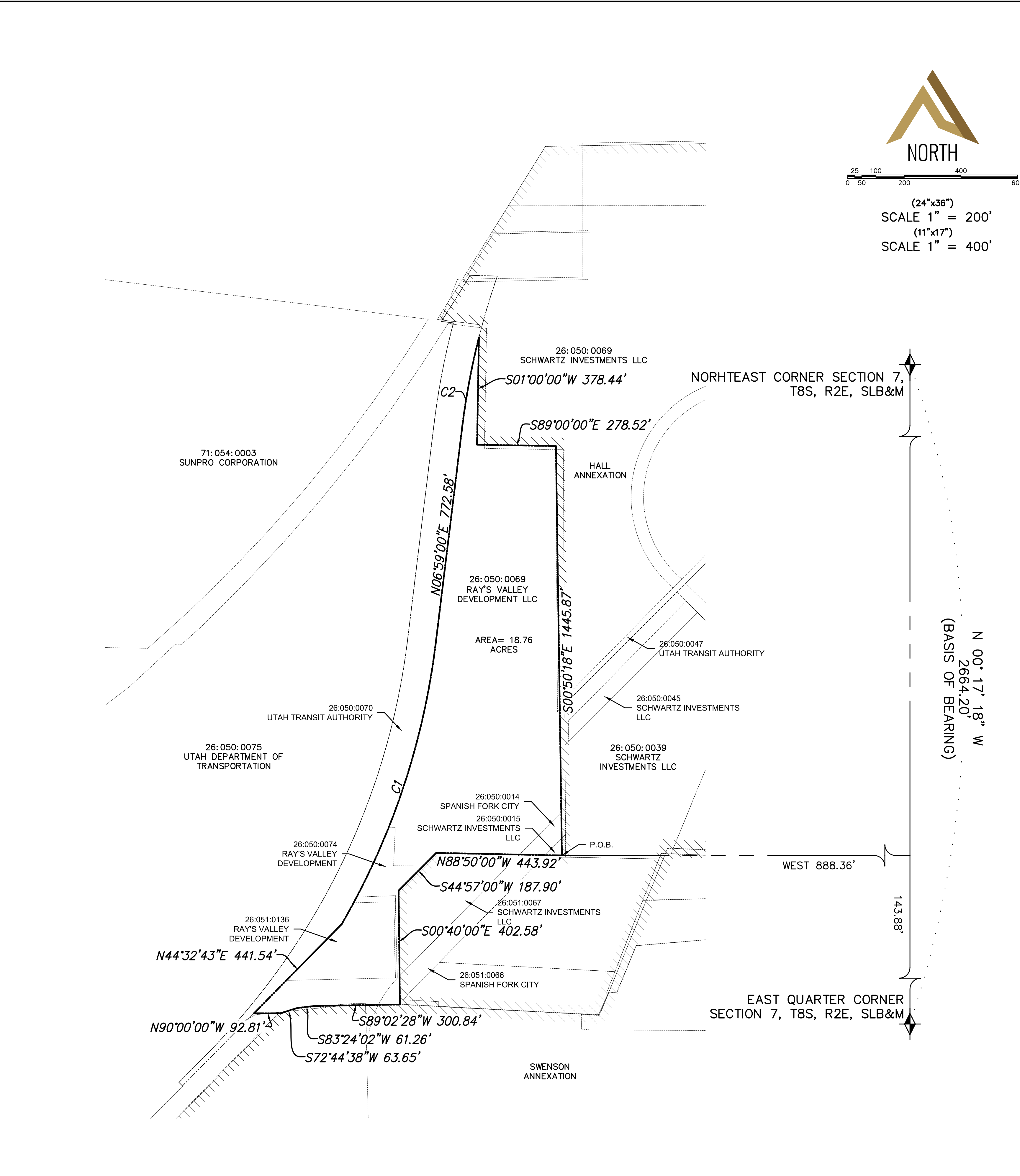


DATE: \_\_\_\_\_  
 REVISION DESCRIPTION: \_\_\_\_\_

**5 Lot 604**  
 Canyon Creek Ph. 5  
 1264-1268 N Canyon Creek Pkwy  
 Spanish Fork, UT 84680  
 CANYON CREEK CENTER

**ELEVATIONS**





I, MATTHEW B. JUDD DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 167268 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT THIS IS A TRUE AND ACCURATE MAP OF THE TRACT, BASED ON UTAH COUNTY NAD83, OF LAND TO BE ANNEXED INTO SPANISH FORK CITY, UTAH COUNTY, UTAH.

Matthew B Judd  
DATE 6/15/2026



**BOUNDARY DESCRIPTION**

BEGINNING AT A POINT ON THE HALL ANNEXATION PLAT RECORDED JULY 8, 1993 AS ENTRY NO. 45503, UTAH COUNTY RECORDER, SAID POINT BEING LOCATED N 00°17'18" W ALONG THE SECTION LINE 143.88 FEET AND WEST 888.36 FEET FROM THE EAST QUARTER CORNER OF SECTION 7, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN; THENCE ALONG THE BOUNDARY OF SAID ANNEXATION PLAT THE FOLLOWING (3) COURSES, (1) N 88°50'00" W 443.92 FEET; (2) S 44°57'00" W 187.90 FEET; (3) S 00°40'00" E 402.58 FEET TO A POINT ON THE SWENSON ANNEXATION PLAT RECORDED MAY 2, 1984 AS ENTRY NO. 13007:1984; THENCE ALONG THE BOUNDARY OF SAID ANNEXATION PLAT THE FOLLOWING (3) COURSES, (1) S 89°02'28" W 300.84 FEET; (2) S 83°24'02" W 61.26 FEET; (3) S 72°44'38" W 63.65 FEET; THENCE WEST 92.81 FEET; THENCE N 44°32'43" E 441.54 FEET; THENCE ALONG A 2605.00 FOOT RADIUS CURVE TO THE LEFT 1050.13 FEET, CHORD OF WHICH BEARS N 18°31'56" E 1043.03 FEET; THENCE N 06°59'00" E 772.58 FEET; THENCE ALONG A 2570.00 FOOT RADIUS CURVE TO THE RIGHT 321.59 FEET, CHORD OF WHICH BEARS N 10°34'05" E 321.38 FEET TO A POINT ON THE WESTERLY BOUNDARY LINE OF THE HALL ANNEXATION PLAT; THENCE ALONG THE WESTERLY BOUNDARY LINE OF SAID ANNEXATION PLAT THE FOLLOWING (3) COURSES, (1) S 01°00'00" W 378.44 FEET; (2) S 89°00'00" E 278.52 FEET; (3) S 00°50'18" E 1445.87 FEET TO THE POINT OF BEGINNING.

CONTAINS 817,016 SQUARE FEET OR 18.76 ACRES.

**ACCEPTANCE BY THE UTAH COUNTY SURVEYOR**

UTAH COUNTY SURVEYOR \_\_\_\_\_ DATE \_\_\_\_\_

**ACCEPTANCE BY LEGISLATIVE BODY**

THIS IS TO CERTIFY THAT WE THE UNDERSIGNED SPANISH FORK CITY COUNCIL HAVE ADOPTED A RESOLUTION OF ITS INTENT TO ANNEX THE TRACT OF LAND SHOWN HEREIN AND HAVE SUBSEQUENTLY ADOPTED AN ORDINANCE ANNEXING SAID TRACT INTO SPANISH FORK CITY, UTAH AND THAT A COPY OF THE ORDINANCE HAS BEEN PREPARED FOR FILING HERewith ALL IN ACCORDANCE WITH UTAH CODE SECTION 10-2-806 AS REVISED AND THAT WE HAVE EXAMINED AND DO HEREBY APPROVE AND ACCEPT THE ANNEXATION OF THE TRACT AS SHOWN AS PART OF SAID CITY AND THAT SAID TRACT OF LAND IS TO BE KNOWN HEREAFTER AS THE SOUTH VALLEY ANNEXATION.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026.

MAYOR \_\_\_\_\_ DATE \_\_\_\_\_  
CLERK-RECORDER \_\_\_\_\_ DATE \_\_\_\_\_

**ANNEXATION PLAT SOUTH VALLEY ANNEXATION**

SPANISH FORK CITY, UTAH COUNTY, UTAH

CLERK-RECORDER SEAL

UTAH COUNTY SURVEYOR SEAL

**LEGEND**

- UTAH COUNTY MONUMENT
- PROPERTY BOUNDARY
- SECTION LINE
- EXISTING DEED LINE
- EXISTING SPANISH FORK CITY BOUNDARY

**CURVE TABLE**

CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C1	1050.13'	2605.00'	1043.03'	N18°31'56"E	23°05'50"
C2	321.59'	2570.00'	321.38'	N10°34'05"E	7°10'10"