



presentation.cc.10-20-2026

Zone Change

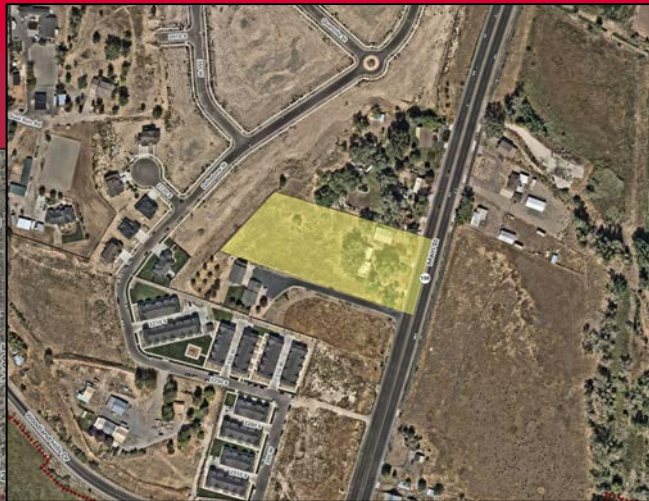
- Nelson Commercial Zone Change

Nelson Commercial Zone Change

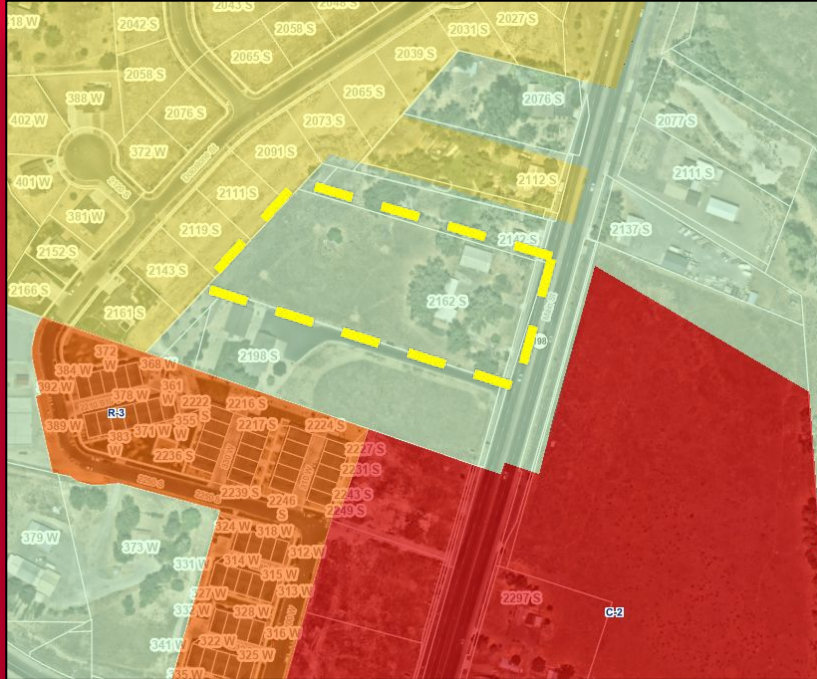
Proposed Motion: That the proposed Nelson Commercial Zone Change be approved based on the following finding:

Finding

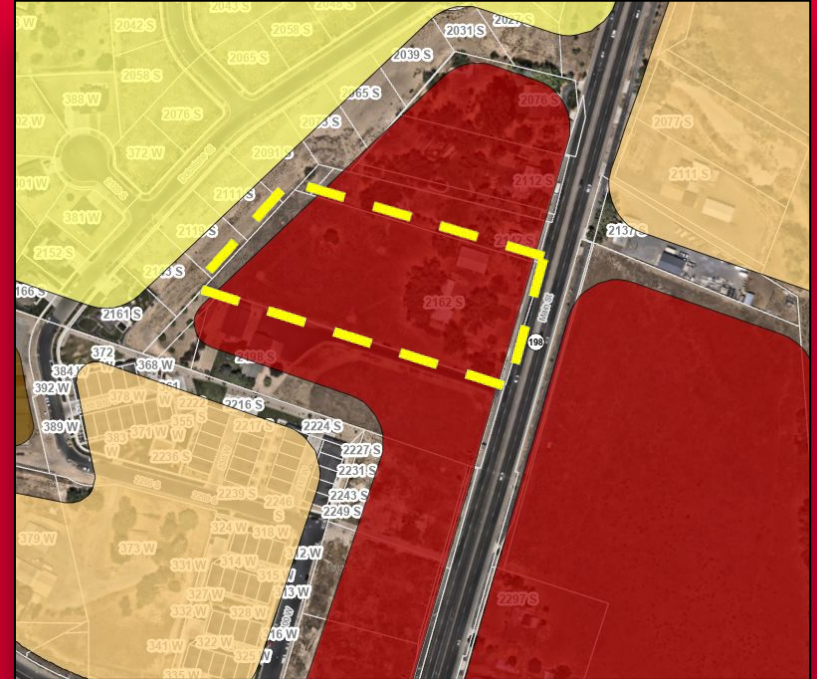
1. That the proposal is consistent with the City's General Plan Land Use Designation of Commercial.



Zoning

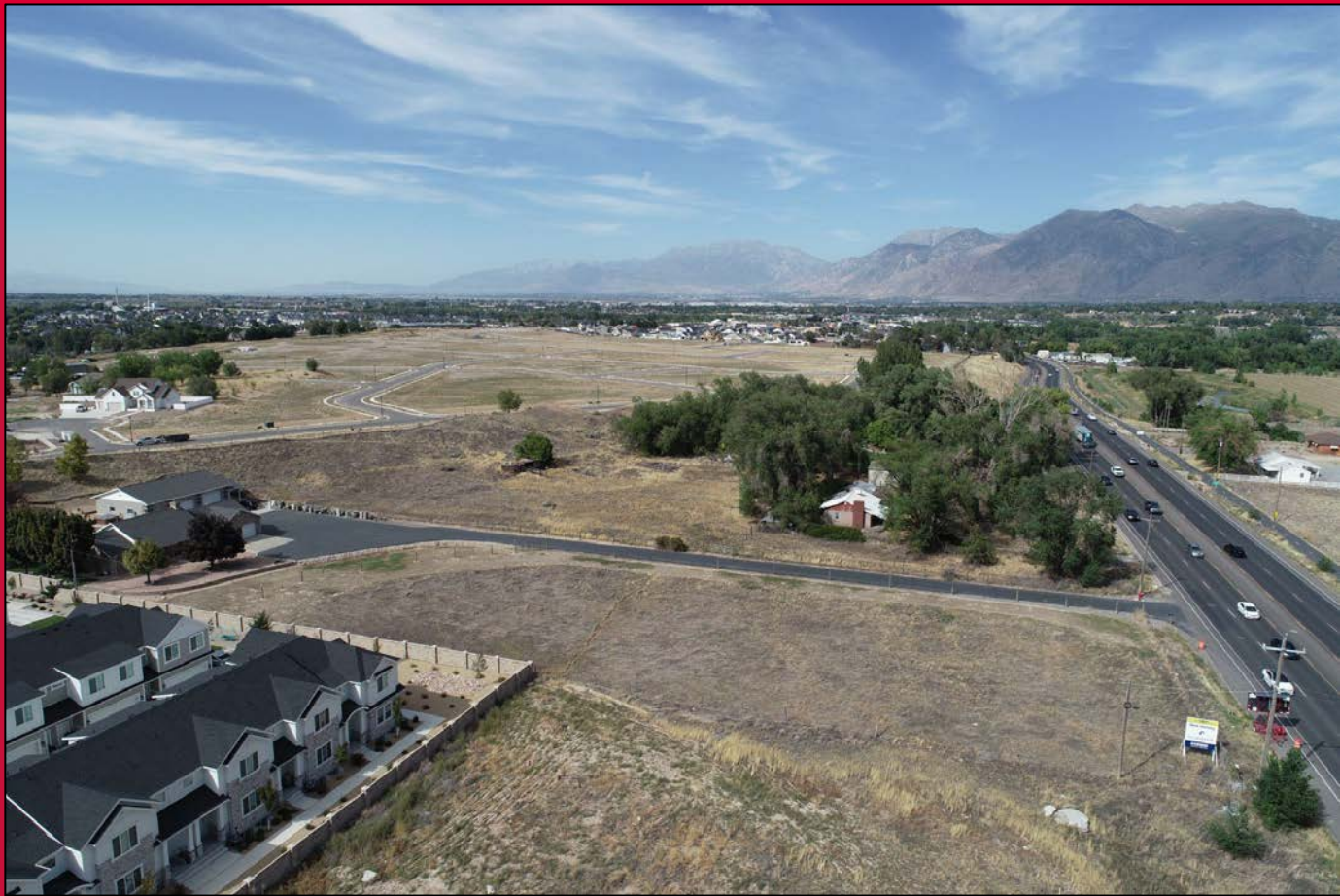


Land Use Designation





SPANISH FORK
COMMUNITY DEVELOPMENT



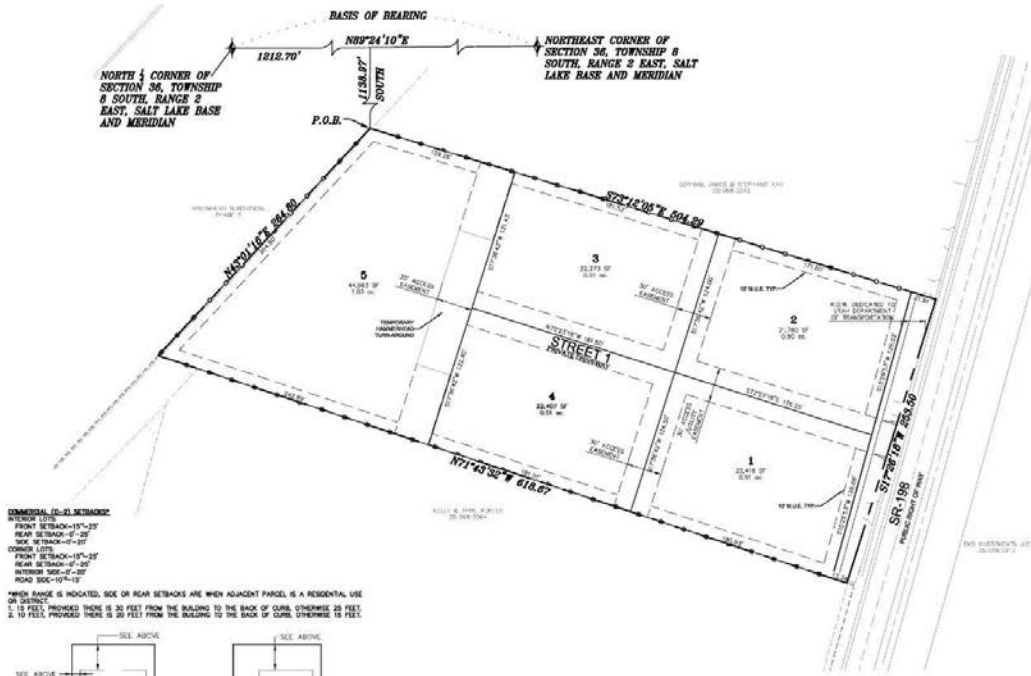




ENGINEER/SURVEYOR CONTACT INFO:
ATLAS ENGINEERING LLC
(801) 555-0566
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660

OWNER/DEVELOPER
MIKE MCGONARD
801-369-5206
1533 S. 1900 E.
mike.mcgonard@btbank.com

DATA TABLE
TOTAL ACREAGE=3.18
ACREAGE IN ROW=0.12
ACREAGE OF LOTS=3.06
OF LOTS=3
UNITS/ACRE=1.57
PROPOSED ZONING= C-2 GENERAL COMMERCIAL



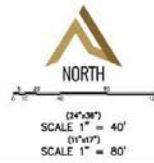
VICINITY MAP
-NTS-

BOUNDARY DESCRIPTION

BEGINNING NORTH 89°24'10" EAST 1212.70 FEET & SOUTH 1126.97 FEET FROM NORTH 1/4 CORNER SECTION 36, TOWNSHIP 8 SOUTH, RANGE 2 EAST, SALT LAKE BASIN & MERIDIAN; THENCE SOUTH 73°12'07" EAST 504.29 FEET ALONG THE FENCE LINE; THENCE SOUTH 17°26'14" WEST 233.50 FEET; THENCE NORTH 71°43'37" WEST 818.67 FEET ALONG FENCE LINE; AGREEMENT ENTRY NUMBER 098812001; THENCE NORTH 43°01'13" EAST 234.80 FEET ALONG BOUNDARY OF ARROWHEAD SUBDIVISION PHASE 2 LINE TO THE POINT OF BEGINNING.

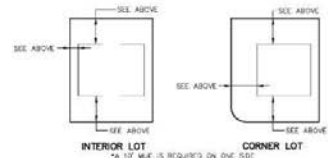
CONTAINING 124,305.14 SQ. FEET OR 2.86 ACRES.

- LEGEND**
- UTAH COUNTY MONUMENT
 - FOUND MONUMENT
 - SET 5/8" REBAR AND CAP
 - SET CURB PLUS
 - PROPERTY BOUNDARY
 - RIGHT-OF-WAY LINE
 - LOT LINE
 - SECTION LINE
 - SETBACK
 - EASEMENT
 - CENTERLINE
 - ADJACENT
 - PROPOSED LOT NUMBERS
 - BEARINGS



COMMERCIAL (C-2) SETBACKS:
INTERIOR LOTS
FRONT SETBACK-15'-0"
REAR SETBACK-5'-0"
SIDE SETBACK-5'-0"
CORNER LOTS
FRONT SETBACK-15'-0"
REAR SETBACK-5'-0"
INTERIOR SIDE-5'-0"
ROAD SIDE-10'-0"

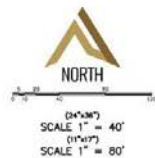
WHICH RANGE IS INDICATED, SIDE OR REAR SETBACKS ARE WHEN ADJACENT PARCEL IS A RESIDENTIAL USE OR GROUND.
2. 15 FEET, PROVIDED THERE IS 30 FEET FROM THE BUILDING TO THE BACK OF CURB, OTHERWISE 15 FEET.



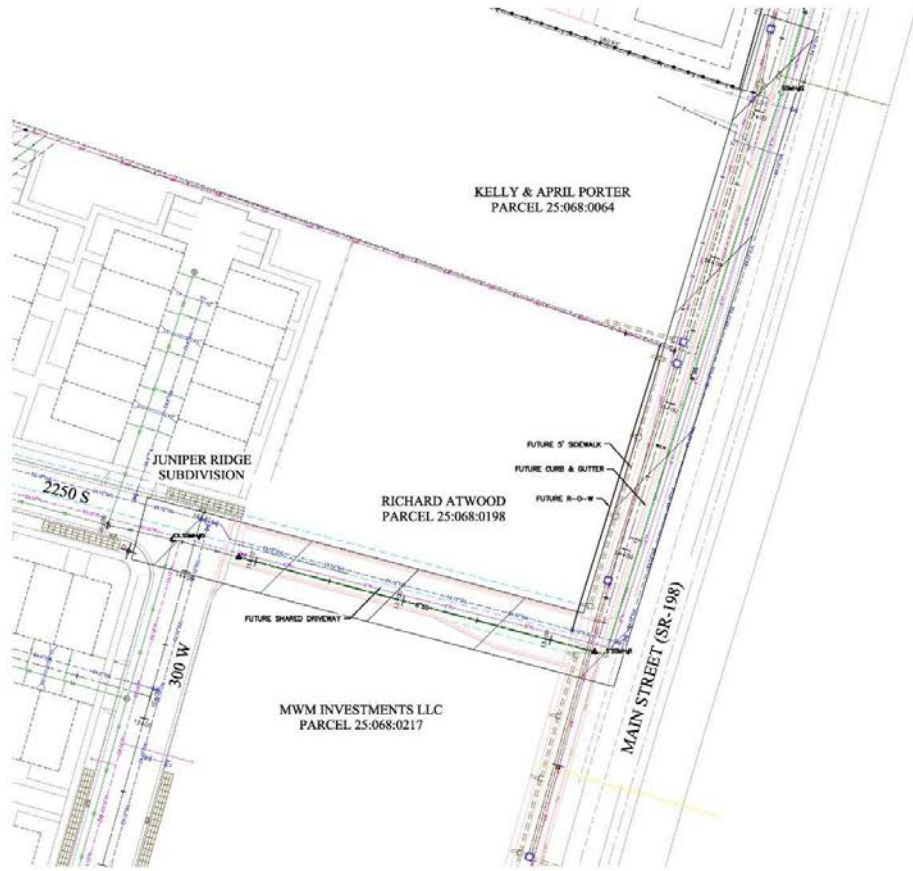
DETAIL - TYPICAL BUILDING SETBACK AND EASEMENT
-NTS-



	ELECTRIC POWER POLE
	PROPOSED STREET LIGHT
	EXISTING FIRE HYDRANT
	EXISTING WATER VALVE
	EXISTING STREET LIGHT
	EXISTING FIRE HYDRANT
	PROPOSED FIRE HYDRANT
	PROPOSED WATER VALVE
	PROPERTY BOUNDARY
	CENTERLINE
	RIGHT-OF-WAY LINE
	FOOT-CURB
	SECTION LINE
	EASEMENT
	EXISTING DEEP LINE
	EDGE OF PAVEMENT
	EXISTING OVERHEAD POWER
	PROPOSED OVERHEAD POWER
	EXISTING SANITARY SEWER MANHOLE
	EXISTING STORM DRAIN MANHOLE
	EXISTING WATER
	EXISTING PRESSURIZED IRRIGATION
	PROPOSED POND
	PROPOSED POND
	PROPOSED CULINARY WATER
	PROPOSED PRESSURIZED IRRIGATION (PUMP & SUCKER)
	PROPOSED SANITARY SEWER
	PROPOSED STORM DRAIN
	PROPOSED FIRE HYDRANT
	PROPOSED WATER VALVE
	PROPOSED STREET LIGHT
	PROPOSED FIRE HYDRANT
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	PROPOSED WATER VALVE
	PROPOSED STREET LIGHT
	PROPOSE



NELSON COMMERCIAL
ATLAS ENGINEERING
 CIVIL · STRUCTURAL · SURVEY



- 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
 - CONTOURLINE
 - RIGHT-OF-WAY LINE
 - LOT LINE
 - SECTION LINE
 - EXISTING
 - EXISTING DEED LINE
 - EDGE OF PAVEMENT
 - EXISTING OVER HEAD POWER
 - EXISTING FORCE LINE
 - EXISTING EXISTING SEWER MANHOLE
 - EXISTING STORM DRAIN MANHOLE
 - EXISTING WATER
 - EXISTING PRESSURIZED WASTEWATER
 - PROPOSED SEWER
 - PROPOSED STORM DRAIN
 - PROPOSED CULVERT WATER
 - PROPOSED PRESSURIZED WASTEWATER (SHARED PIPE)
 - PROPOSED ASPHALT
 - PROPOSED CONCRETE/PAVE & GUTTER



SHEET NO. 2	
OFF-SITE UTILITY PLAN	SPANISH FORK, UTAH
NELSON PROPERTY OFF-SITES ATLAS ENGINEERING CIVIL - STRUCTURAL - SURVEY 	

Nelson Commercial Zone Change

Proposed Motion: That the proposed Nelson Commercial Zone Change be approved based on the following finding:

Finding

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

General Plan Amendment and Zone Change

- Shady Oaks Event Center General Plan Amendment
- Shady Oaks Event Center Zone Change

Shady Oaks Event Center General Plan Map Amendment

Proposed Motion: That the proposed Shady Oaks Event Center General Plan Map Amendment from the Medium Density Residential land use designation to Mixed Use be approved based on the following findings:

Findings

1. Significant grade changes limit the property's potential for additional residential development.
2. Additional residential development would likely require substantial land for roadway and cul-de-sac improvements.
3. The property's location near a prominent intersection, the golf course, and U.S. Highway 6 supports consideration of a broader range of uses.
4. The proposed Mixed Use designation is consistent with the requested Commercial Office zoning.

Shady Oaks Event Center Zone Change

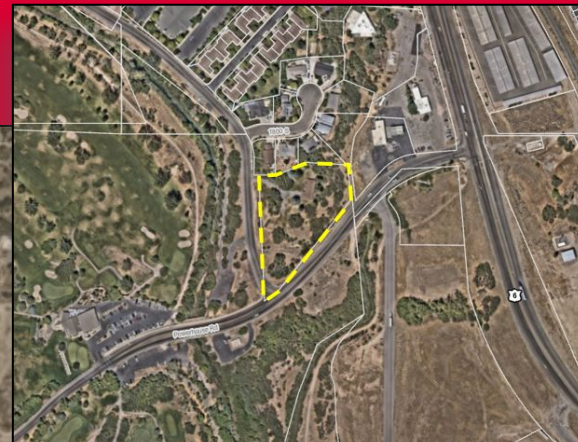
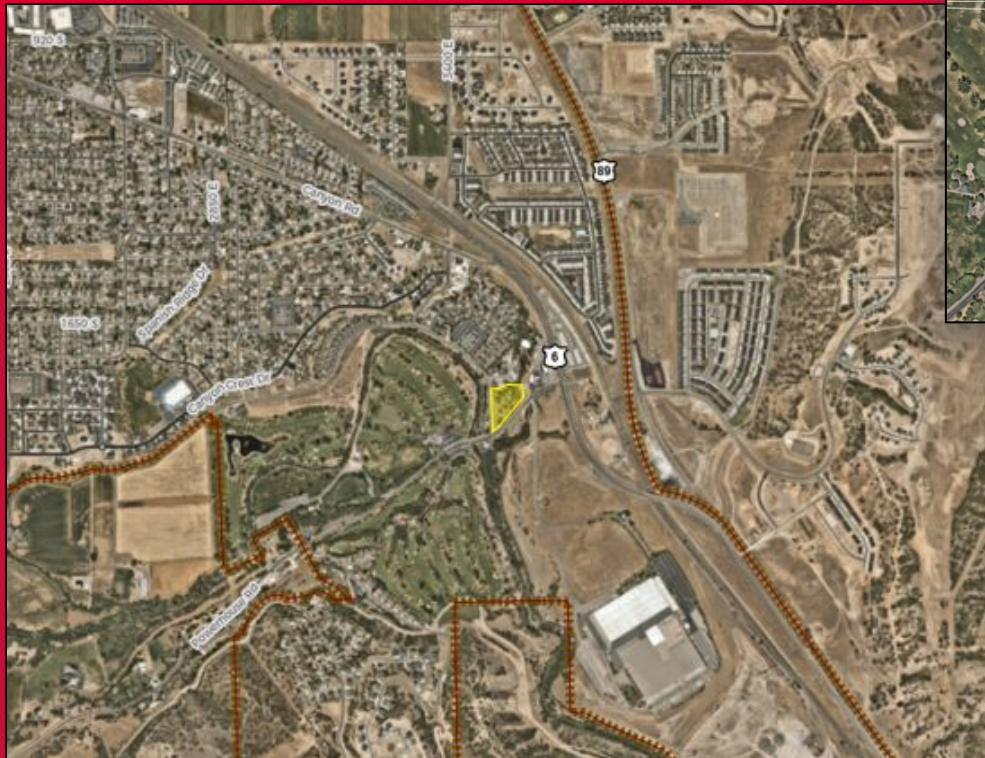
Proposed Motion: That the proposed Shady Oaks Event Center Zone Map Amendment from R-1-30 Residential to C-O Commercial Office be approved based on the following findings and subject to the following condition:

Findings

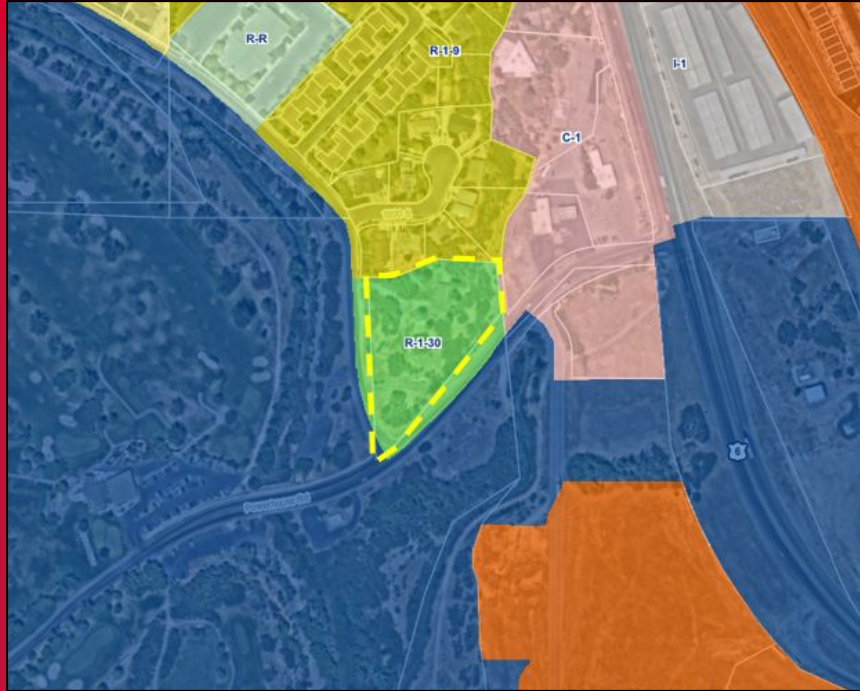
1. The C-O Zone allows less intense uses when compared to the C-1 Zone.
2. The C-O Zone would accommodate the proposed event center, subject to applicable City requirements.
3. The property's location and physical constraints support consideration of a nonresidential use.
4. The requested zoning is consistent with the proposed Mixed Use General Plan designation.

Condition

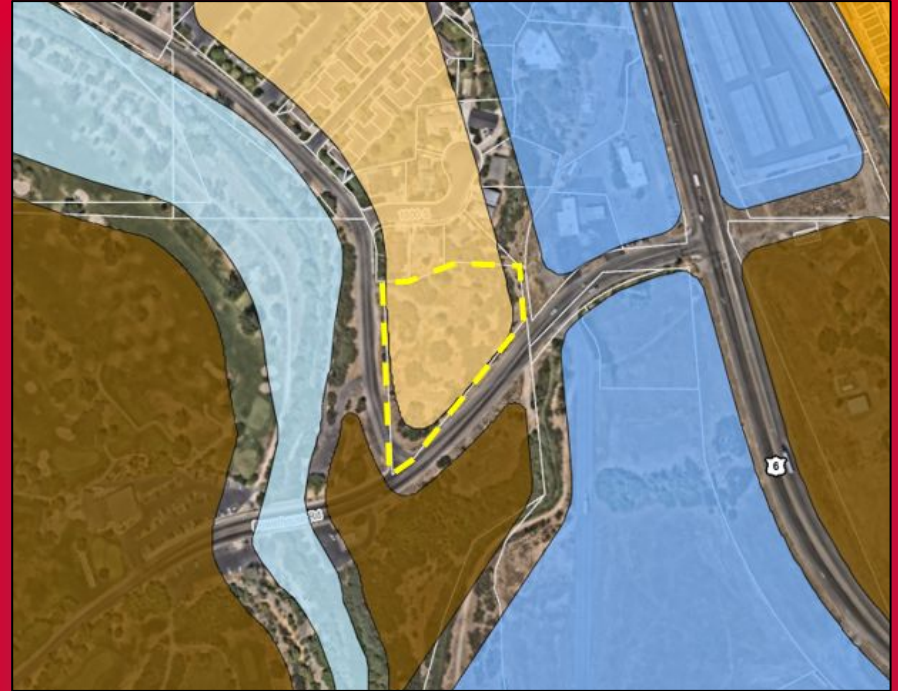
1. That the City Council approve the associated General Plan Map Amendment.



Zoning



Land Use Designation



GOAL 5

Strengthen the local economy through well-located, well-designed commercial and office development that supports community growth and identity.

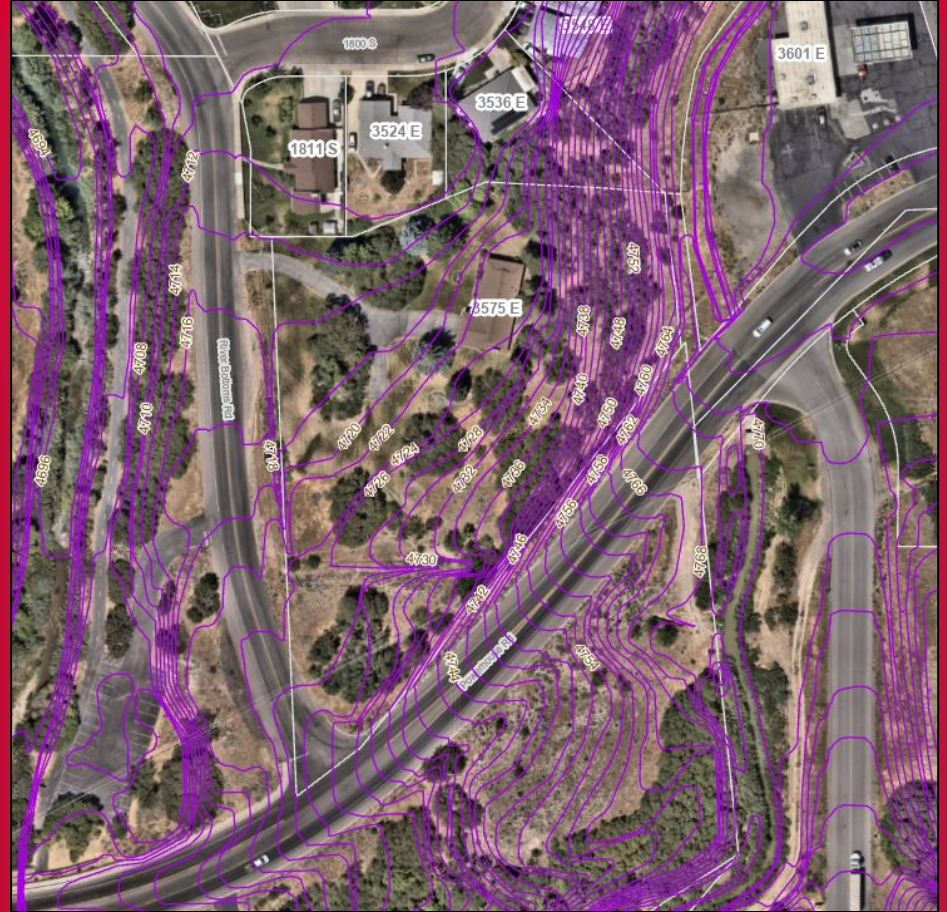
Objective 5.3 — Support small businesses, entrepreneurship, and neighborhood-scale commercial activity.

Strategies

5.3.1 Allow small office and neighborhood commercial uses in locations that are compatible with surrounding residential areas, providing convenient services while maintaining neighborhood character.

5.3.4 Explore opportunities for neighborhood commercial development that combine local retail and professional offices.



































Dear Spanish Fork City,

Please accept this letter and the attached application materials as a formal request to rezone the property located at 3575 East River Bottoms Rd, identified as Parcel ID 27:056:0034.

This property is currently zoned R-1-30 and is approximately 2.54 acres. We are requesting a change in the zoning classification to either C-0 or C-1 based on how our proposed project fits best.

Project Description and Purpose

The purpose of this request is to allow us to construct a new reception center and event venue that will incorporate the existing home and preserve the natural landscape.

- **Current Use:** The site is currently a single family home that has not been occupied for 18 months.
- **Proposed Use:** The property will be used to build a unique reception center and event venue by remodeling and constructing an addition to the existing home, while retaining the natural green space and look of the existing lot.

Community Compatibility and Benefit

The proposed change aligns well with the surrounding area and master plan of the community because it is already bordered by C-1 commercial zoned sites and faces a different direction than the neighboring homes. Traffic will flow on existing large capacity roads and not enter or exit the new venue through the residential area. The existing road will

be improved by adding a sidewalk and bringing the pavement all the way to the property, eliminating a large area of dirt and weeds.

The nearby residents have been informed of the proposed project and agreed to support it at a recent meeting where questions and concerns were addressed. They believe this will be a great use of the site compared to high-density housing or subdividing into smaller lots. The current owners are also excited for this development on their late Mother's home and property.

Enclosures

Our preliminary site plan is enclosed with this letter. We look forward to discussing this project at the next available meeting. Please contact us directly if you require any additional information.

Thank you for your time, consideration, and assistance with this application process.

Sincerely,

Rich and Cindy Smith



MAIN FLOOR PLAN

SCALE: 1/32" = 1' (4" X 36")



FRONT ELEVATION

SCALE: 1/32" = 1' (4" X 36")

SPANISH FORK EVENT CENTERS

	Property Area	Building Area (total)	Event Area	Parking Stalls
Chillon Reception Center	1.05 acres	12,500 sq. ft.	3,000 sq. ft.	59 (including 16 striped street stalls)
River Bridge Event Center	1.94 acres	6,500 sq. ft.	3,300 sq. ft.	87
Shady Oaks Event Center	2.54 acres	4,000 sq. ft. (with proposed addition)	2,300 sq. ft. (proposed addition)	64 (proposed)

Shady Oaks Event Center General Plan Map Amendment

Proposed Motion: That the proposed Shady Oaks Event Center General Plan Map Amendment from the Medium Density Residential land use designation to Mixed Use be approved based on the following findings:

Findings

1. Significant grade changes limit the property's potential for additional residential development.
2. Additional residential development would likely require substantial land for roadway and cul-de-sac improvements.
3. The property's location near a prominent intersection, the golf course, and U.S. Highway 6 supports consideration of a broader range of uses.
4. The proposed Mixed Use designation is consistent with the requested Commercial Office zoning.

Shady Oaks Event Center Zone Change

Proposed Motion: That the proposed Shady Oaks Event Center Zone Map Amendment from R-1-30 Residential to C-O Commercial Office be approved based on the following findings and subject to the following condition:

Findings

1. The C-O Zone allows less intense uses when compared to the C-1 Zone.
2. The C-O Zone would accommodate the proposed event center, subject to applicable City requirements.
3. The property's location and physical constraints support consideration of a nonresidential use.
4. The requested zoning is consistent with the proposed Mixed Use General Plan designation.

Conditions

1. That the City Council approve the associated General Plan Map Amendment.
2. That the applicant construct a masonry wall or solid vinyl fence along property lines that are shared with residential uses.
3. That the applicant provide no less than 60 parking spaces with the proposed use.

General Plan Amendment, Zone Change and Preliminary Plat

- Ridgeline Townhomes General Plan Map Amendment
- Ridgeline Townhomes Zone Change
- Ridgeline Townhomes Preliminary Plat

Ridgeline Townhomes General Plan Map Amendment

Proposed Motion: That the proposed Ridgeline Townhomes General Plan Map Amendment be approved with the Land Use Element Designation of High Density Residential based on the following findings:

Findings

1. That when the Zone Change application was submitted by the Applicant, the General Plan land use designation of the property was Mixed Use.
2. That the proposed development plan conforms to the residential density ranges of the City's General Plan land use designations of Mixed Use and High Density Residential.
3. That an expansion of the adjacent High Density Residential designation for additional housing at this location is more appropriate than maintaining the Business Park land use designation.
4. That the proposal will complement the existing residential development.

Ridgeline Townhomes Zone Change

Proposed Motion: That the proposed Ridgeline Townhomes Zone Change from C-2 General Commercial to R-3 Residential with the Master Planned Development Overlay be approved based on the following findings:

Findings

1. That the location is suitable for additional housing.
2. That the proposal conforms to the density range of the City's General Plan land use designations of Mixed Use and High Density Residential.
3. That the proposal meets the findings and intent of the Master Planned Development Overlay.

Ridgeline Townhomes Preliminary Plat

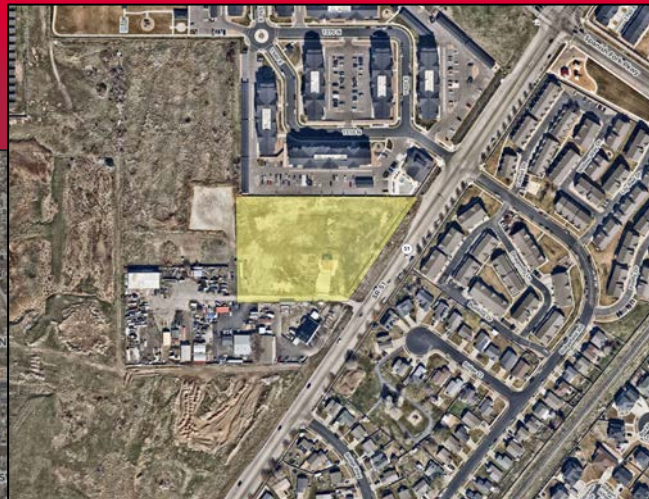
Proposed Motion: That the proposed Ridgeline Townhomes Preliminary Plat for a Master Planned Development be approved based on the following findings and subject to the following conditions:

Findings

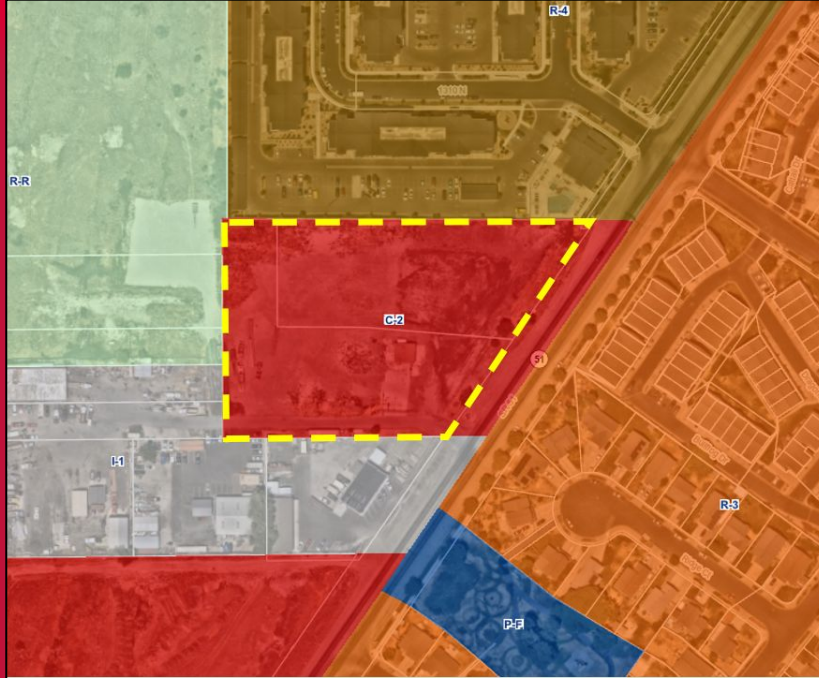
1. That when the application was submitted the General Plan Designation of the property was Mixed Use.
2. That the proposal conforms to the density ranges of the City's General Plan land use designations of Mixed Use and High Density Residential.
3. That the proposal meets the findings and intent of the Master Planned Development Overlay.
4. That should the City Council determine that a change to the General Plan is needed, that it can be done.

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 all red-line review comments.
3. That the Applicant completes the environmental cleanup of the subject property per the requirements and oversight of the State's Voluntary Cleanup Program.
4. That the Applicant provides all necessary cross access and offsite utility easements.
5. That the Preliminary Plat approval is contingent upon the City Council approving of the associated zoning map amendment.



Zoning



Land Use Designation



General Plan Exhibit - 9-22-26


 1" = 556 Ft

Legend

 Spanish Fork Boundary

General Plan:

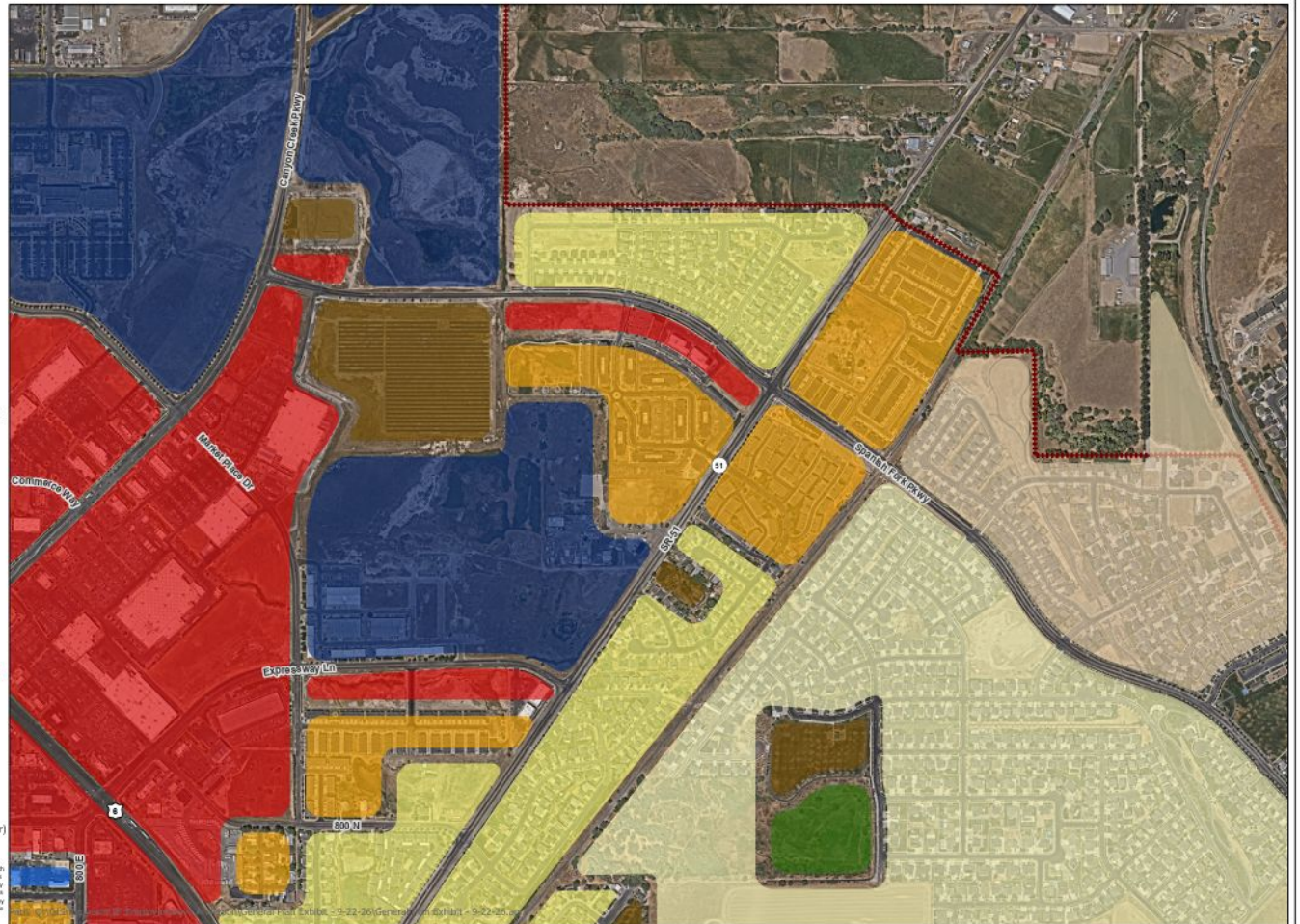
-  Business Park
-  Commercial
-  Estate Density Residential
-  Gateway
-  High Density Residential
-  Hillside/Geologic Hazards
-  Low Density Residential
-  Mixed Use
-  Public Facilities
-  Sensitive Lands



Print Date: 9/22/2026

Spanish Fork City GIS
 40 South Main St
 Spanish Fork, UT 84660
 GIS Phone Numbers:
 (801) 804-4571 (Administrator)
 (801) 804-4570 (Intern)
 (801) 804-4572 (Intern)

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Mixed Use - 5 to 12 homes per acre

R-1-6

R-3

R-4

R-5

Urban Village

Residential Office

Commercial Office

Commercial 1

Mixed Use. These areas provide for a mix of limited residential, retail, personal services, business services and office uses. Residential uses may be permitted when integrated into developments that also contain non-residential uses or at locations where the City has determined it is unfeasible to operate non-residential uses. The residential density of projects in these areas should range from 5 to 12 homes per acre. Mixed Use developments typically serve as a transition between more intense commercial areas and residential land uses. They can also be used in certain areas to allow residential conversions to office use, subject to site and architectural review criteria. Parts are intended to promote and maintain the character of a pedestrian-oriented retail district. Building orientation should strongly encourage pedestrian use by having buildings close to the street. The architectural style of new or remodeled buildings shall be consistent with the area.

MIXED USE

The Mixed Use designation fosters vibrant, pedestrian-friendly neighborhoods that blend residential, office, and commercial/retail uses in a cohesive, mixed use environment. This designation may be applied to properties in a variety of states, ranging from vacant land to fully developed neighborhoods. Unlike the Gateway designation, the scale of development will be less intense and primarily infill. Mixed use development may occur vertically, with housing above ground-floor businesses, or horizontally, with residential and commercial uses located side by side in a walkable setting. As such, development proposals in this area must consider opportunities to reinforce and improve upon the positive characteristics of surrounding development.

These areas support a density of up to 12 homes per acre, with a focus on creating active neighborhoods where people can live, work, and shop in close proximity. The primary land uses in these areas include different types of homes, offices, and retail establishments. This mix encourages a balanced, active streetscape that integrates housing with a variety of services and businesses. Residential units may be located above commercial spaces or within walking distance of local shops, restaurants, and office spaces. This promotes a sense of community and improved convenience for neighborhood residents.



BUSINESS PARK

The Business Park designation creates environments that are conducive to business operations, with a focus on professional offices and commercial spaces that cater to the needs of local businesses and their employees.

This land use may have campus-like characteristics, with landscaped grounds, modern office buildings, and amenities such as cafes, fitness centers, and meeting spaces to support both work and well-being. While the primary focus is on office uses, these areas may also incorporate other uses that support the business community, such as retail outlets, convenience services, hospitality, or light manufacturing.





HIGH DENSITY RESIDENTIAL

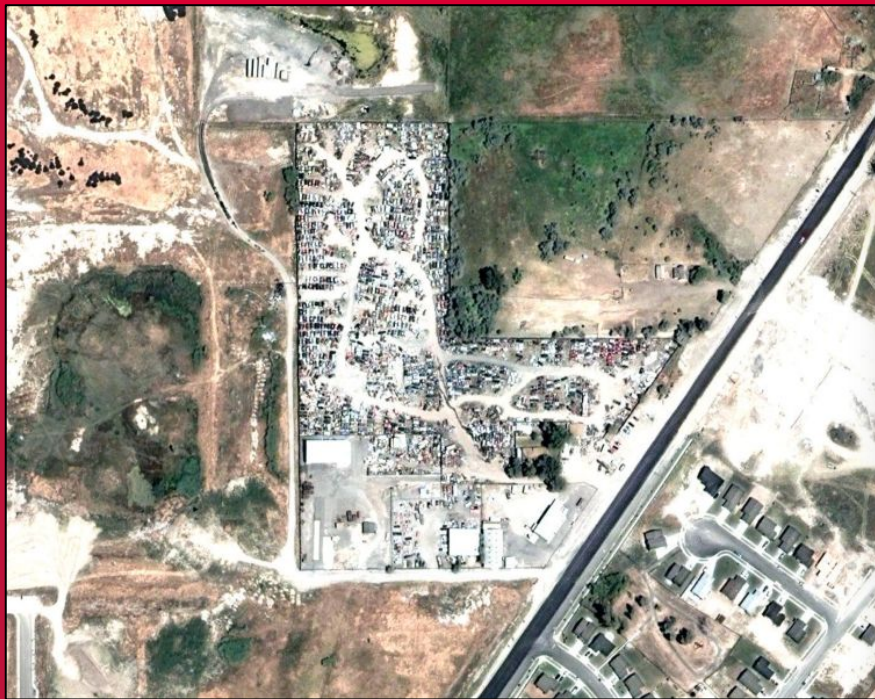
The High Density Residential designation accommodates a variety of housing types with densities ranging from 8 to 12 homes per acre. These neighborhoods feature a mix of housing options with the focus being multi-family homes including townhouses, duplexes, apartments, and condominiums. The use of this designation helps create vibrant comfortable neighborhoods that provide diverse housing options for a wide range of families. New developments in this designation should be designed to include multiple amenities and help make the neighborhood an attractive, recognizable place.

Compared to other residential neighborhoods, the High Density Residential areas will accommodate much more intense residential development. Structures will be larger, setbacks may be lessened, and greater traffic will be generated. Due to the anticipated impacts of development in this designation, it is assigned to areas with distinct characteristics. Areas designated High Density Residential should be primarily accessed via significant roadways or transit and should often be located adjacent to non-residential uses. By providing residents proximity to other types of uses and large transportation facilities, this designation can create opportunities for new types of housing in Spanish Fork while minimizing development impact on the city as a whole.









State of Utah

SPENCER J. COX
Governor

DEBORAH HENDERSON
Lieutenant Governor

Department of
Environmental Quality

Tim Davis
Executive Director

DIVISION OF ENVIRONMENTAL
RESPONSE AND REMEDIATION

Brent L. Everett
Director

ERRC-253-25

October 27, 2025

Nikki Humphries
Lonestar Properties, LLC
2208 West 700 South
Springville, Utah 84663

**RE: Remedial Action Plan Acceptance: Former Anderson Auto Wrecking #C127
2890 South State Street, Spanish Fork, Utah County, Utah**

Dear Ms. Humphries:

The Division of Environmental Response and Remediation (DERR) received a document entitled Remedial Action Plan (RAP), dated June 30, 2025, as part of Voluntary Cleanup Program (VCP) activities occurring at the Former Anderson Auto Wrecking in Spanish Fork, Utah County, Utah. On September 5, 2025, a notice was published in the Deseret News beginning a required 30-day public comment period for the RAP. In addition, adjacent landowners were also notified of the project.

As of the closure of the public comment period on October 5, 2025, the DERR had not received any public comments, either in writing or verbally, addressing the technical provisions or the scope of work proposed in the RAP. The DERR has reviewed the RAP and has no additional technical comments regarding the document. As such, the DERR accepts the RAP.

Please begin the work proposed in the RAP as soon as possible and continue to keep the DERR informed of the schedule. The DERR will be on-site to evaluate the remediation work and to collect split samples, as applicable. The DERR looks forward to the successful remediation of the Former Anderson Auto Wrecking Site.

If you have any questions, please contact me at (801) 536-4100.

Sincerely,


Lincoln Grevenoged (cc: 2, cc: 2, cc: 2, cc: 2, cc: 2)

Lincoln Grevenoged, Project Manager
Division of Environmental Response and Remediation

195 North 1950 West • Salt Lake City, UT
Mailing Address: P.O. Box 144840 • Salt Lake City, UT 84114-4840
Telephone (801) 536-4100 • Fax (801) 359-8853 • T.D.D. 800 346-3128
www.deq.utah.gov
Printed on 100% recycled paper



September 17, 2026

City of Spanish Fork
40 South Main Street
Spanish Fork, UT 84660

RE: Request for General Plan Map Amendment – [1215 N SR 51 Spanish Fork UT
/Parcel IDs: 27:010:0139, 27:010:0140]

Dear Spanish Fork City Planning Commission and City Council:

On behalf of Lonestar Properties we respectfully submit this Letter of Purpose in support of our request to amend the Spanish Fork General Plan Map for the property located at 1215 N SR 51 Spanish Fork, UT. We are requesting that the property's current Business Park (BP) designation be amended to Mixed Use (MU).

The purpose of this request is to allow the property to proceed through the zoning and development process consistent with the development plan previously contemplated for the site. When we initially pursued a rezone of the property from C-2 to R-3, the General Plan designation for the property was Mixed Use (MU). The MU designation supports the proposed R-3 zoning, which permits residential development at a density of up to 12 dwelling units per acre. Based on that designation, we proceeded with the rezone process with the intent of developing the property with townhomes.

The General Plan Map was subsequently amended this summer, and the property is now designated Business Park (BP). Because the current BP designation does not support the R-3 zoning necessary for the proposed residential development, we are requesting that the General Plan Map be amended to once again designate the property as Mixed Use (MU). This amendment would allow us to continue pursuing the R-3 rezone and ultimately develop the property with townhomes consistent with the proposed use.

The extended timeline associated with this project has largely been the result of significant environmental conditions affecting the property. Rather than abandoning the project or leaving these issues unresolved, we have invested substantial time and resources working through the State of Utah's Voluntary Cleanup Program (VCP) to address the environmental concerns associated with the site. Through that process, we have worked with the State and environmental professionals to develop and obtain approval of a Remedial Action Plan (RAP) for the property.

The VCP process and development of the RAP have required significant time, coordination, and financial investment. We have now reached a point where the necessary environmental work and regulatory process have advanced sufficiently to allow us to move forward with the property's redevelopment.

We believe that returning the property's General Plan designation to Mixed Use (MU) would provide an appropriate framework for the proposed redevelopment and would allow the property to move forward through the City's zoning and platting processes. The proposed townhome development would put the property to productive use while addressing the property's longstanding environmental issues and allowing the substantial investment already made in the site to result in its redevelopment.

Accordingly, we respectfully request that the City of Spanish Fork amend the General Plan Map to designate the property as Mixed Use (MU) and allow us to proceed with our proposed R-3 rezone and subsequent townhome development.

We appreciate the City's consideration of this request and look forward to working with City staff, the Planning Commission, and City Council to move this property through the remaining entitlement and development process.

Sincerely,

Brandon Denison

Brandon Denison
Lonestar Builders
Brandon@lonestarbuildersinc.com



Lonestar Builders, LLC
2208 W 700 S, Springville, UT 84663

May 2, 2024

To: Spanish Fork City Planning Department

Re: Ridgeline Community Townhomes Request for Re-Zone

To Whom It May Concern,

I am writing to formally request a change of zone from C-2 to R-3 for a proposed townhome development project in Spanish Fork for parcels 27-010-0140 & 27-010-0139. The proposed development is aligned with the city's general plan and will serve as a complementary addition to our existing Ridgeline Apartment development situated just north of the proposed townhome site.

The rationale behind this proposed rezone stems from our commitment to providing diverse and high-quality housing options for the residents of Spanish Fork. We believe that introducing a townhome development in this location will not only meet the growing demand for such housing but also contribute positively to the overall community fabric.

The amenities planned within the townhome development including a playground, pavilion, and fire pit are designed to enhance the quality of life for future residents. Additionally, residents of the townhome development will have access to the pool and clubhouse facilities at the adjacent Ridgeline Apartment development, further enriching their living experience.

We have conducted a thorough analysis of the proposed project's compatibility with the surrounding area and are confident that it aligns with the city's long-term vision for sustainable growth and development. The transition from C-2 to R-3 zoning is essential to realizing this vision and fulfilling the needs of our community members.

We are committed to working closely with the City of Spanish Fork throughout the zoning change process, addressing any concerns and welcoming constructive input. We are confident that this proposed development will be a valuable addition to the cityscape, fostering a vibrant and inclusive community.

Thank you for considering our request. We look forward to the opportunity to discuss this further and provide any additional information as needed.

Sincerely,

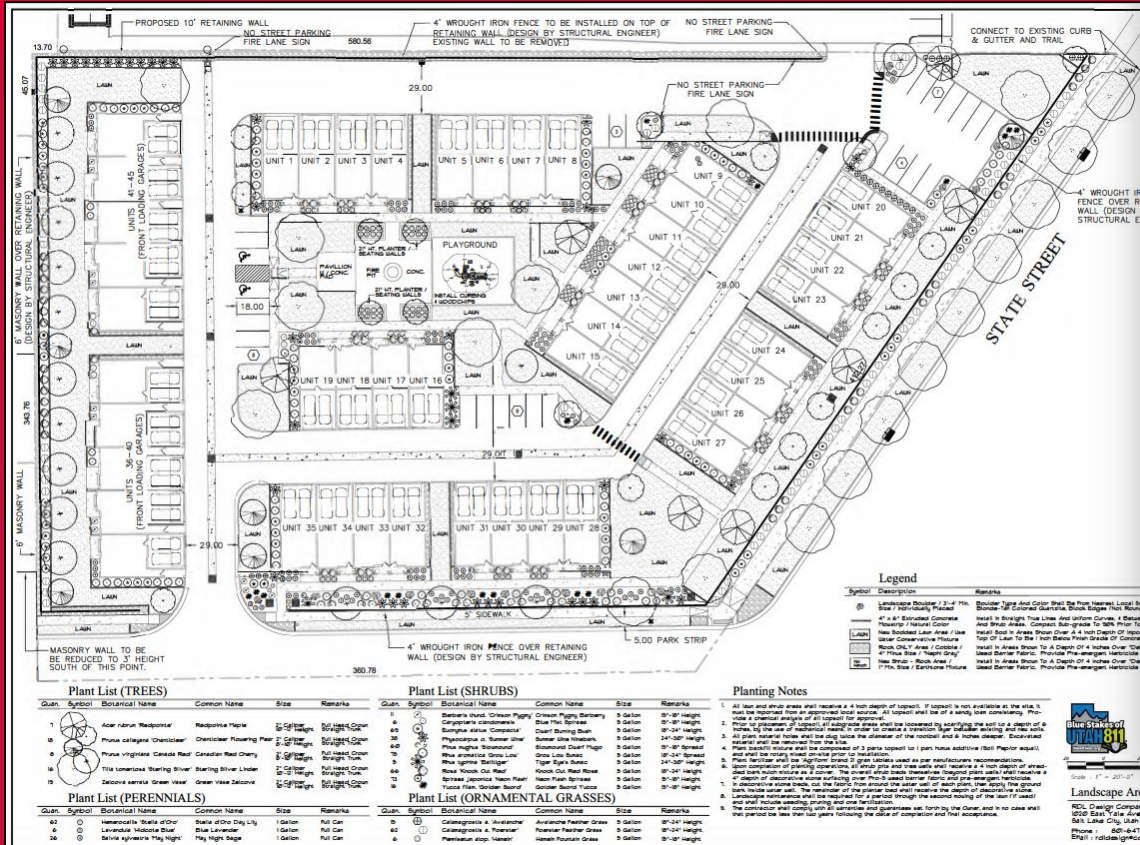
Joseph Earnest
Lonestar Builders
General Counsel

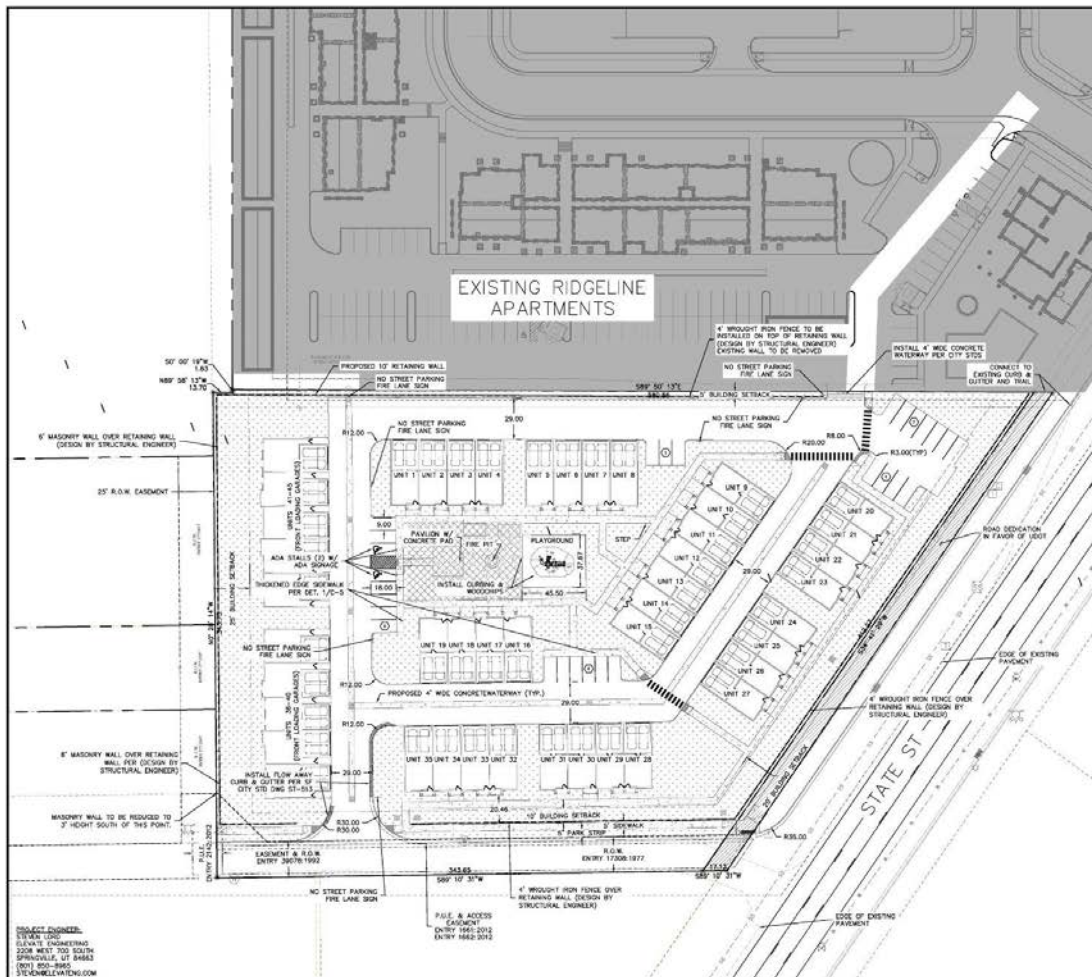


Landscape Architect

RDL Design Company, Inc.
6020 East 1000 North
Salt Lake City, Utah 84143
Phone: 801-641-3124
Email: info@rdldesign.com

SHEET:
L-1
DATE: 05-18-2024





LOT LINES (PROPERTY)
PROPOSED CURB AND GUTTER
STEPPING
BUILDING SETBACK
PROPOSED RETAINING WALL
FLOW AWAY CURB & GUTTER
LANDSCAPE AREA
CONCRETE AREA
CITY DEDICATION AREA

SITE DATA

LOT AREA:	98,550	SF (3.745 ACRES)
BUILDING AREA:	45,318	SF @ 27.8%
PAVEMENT AREA:	71,032	SF @ 43.5%
LANDSCAPE AREA:	46,801	SF @ 28.7%

CURRENT ZONING: C-2
PROPOSED ZONING: R-5 & MPO OVERLAY
PERMITTED USE
PARCEL ID: 270100139, 270100140
MAX DENSITY: 12 UNITS PER ACRE (40)
NUMBER OF UNITS: 45

PARKING TABULATION

REQUIRED: 2.5 SPACES PER UNIT
(45 UNITS X 2.5) = 113 STALLS
PROVIDED: 118 STALLS (45 TWO-
STALLS INCLUDED)



SCALE: 15 = 30

RIDGELINE TOWNHOMES
SITE PLAN

ELEVATE ENGINEERING

ELEVATE



C-1

April 24 1950

Rear Loaded Townhome Product



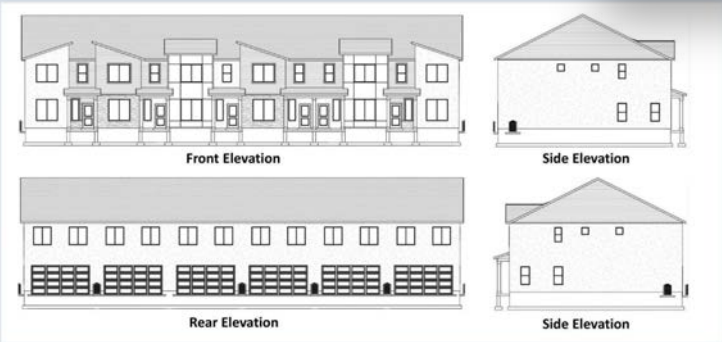
Rear Loaded Townhome Product

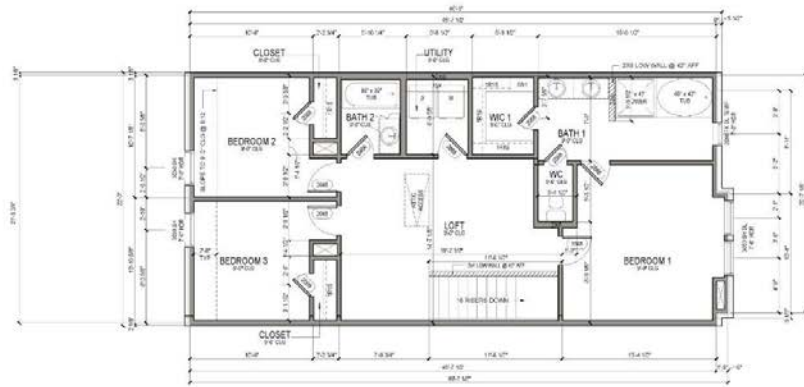
-  ASPHALT ROOF SHINGLES
-  STUCCO
-  PANEL SIDING (HARDBOARD)
-  LAP SIDING (HARDBOARD)
-  MASONRY / STONE VENEER



Rear Loaded Townhome Product

-  ASPHALT ROOF SHINGLES
-  STUCCO
-  PANEL SIDING (HARDBOARD)
-  LAP SIDING (HARDBOARD)
-  MASONRY / STONE VENEER





2 ELEVATION A - INTERIOR UNIT SECOND FLOOR PLAN

18' x 11'0"



1 ELEVATION A - INTERIOR UNIT FIRST FLOOR PLAN

18' x 11'0"

Front Loaded Townhome Product



Front Loaded Townhome Product

-  ASPHALT ROOF SHINGLES
-  STUCCO
-  PANEL SIDING (HARDBOARD)
-  LAP SIDING (HARDBOARD)
-  MASONRY / STONE VENEER



Front Elevation



Side Elevation



Rear Elevation



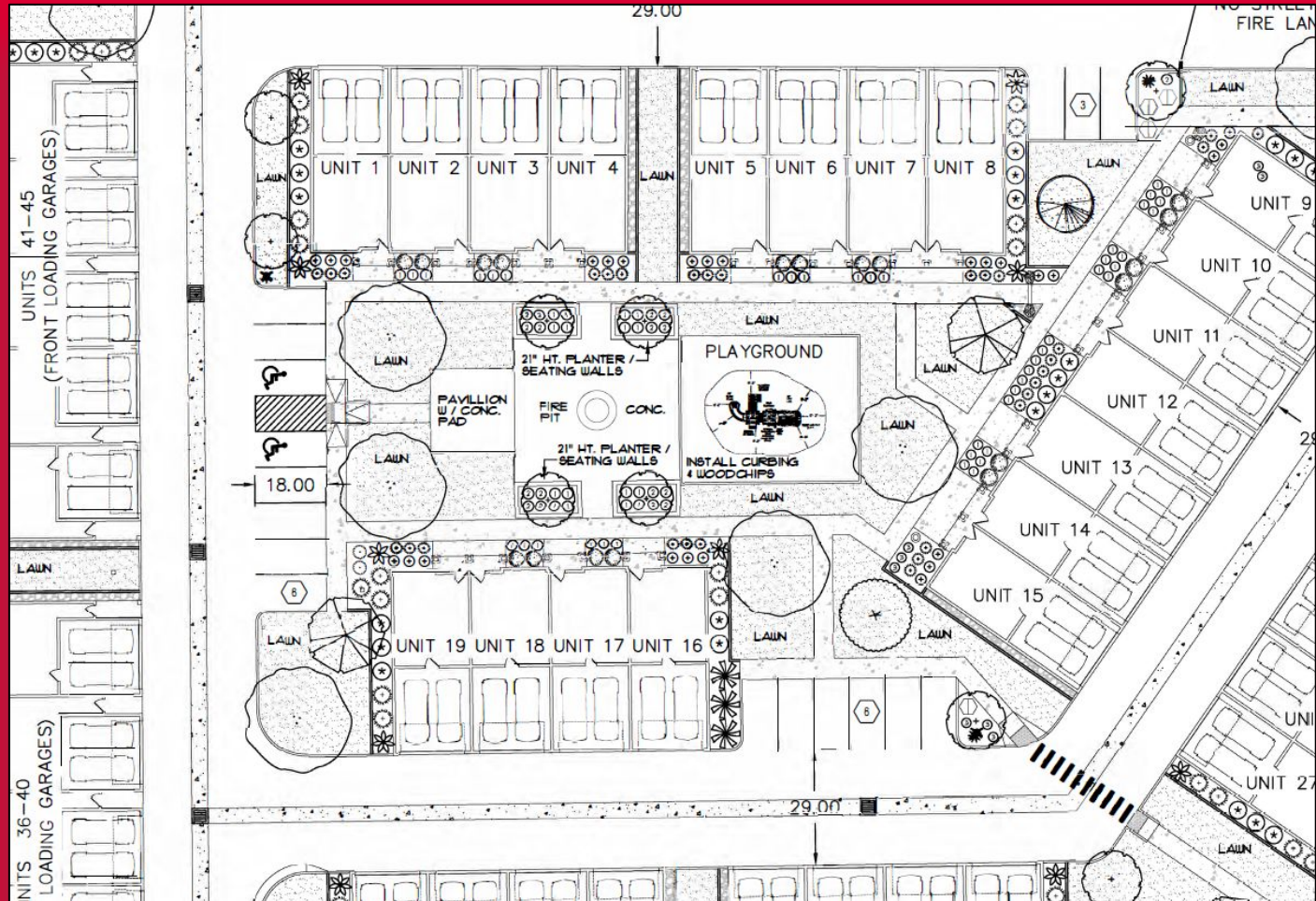
Side Elevation

Front Loaded Townhome Product

-  ASPHALT ROOF SHINGLES
-  STUCCO
-  PANEL SIDING (HARDBOARD)
-  LAP SIDING (HARDBOARD)
-  MASONRY / STONE VENEER





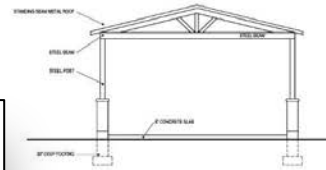


Ridgeline Pavilion Plan

This is the pavilion that was used on the apartments. We plan on using the same plan for the townhomes.

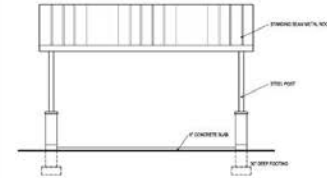
350-2233

Equipment Manufacturer

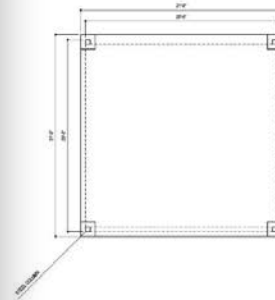


Building Elevation

SCALE: 1/8" = 1'-0"



Building Side Elevation



Main Floor Plan

SCALE: 1/8" = 1'-0"

PROJECT NOTES

NOTES:

- 2021 International Building Code (IBC)
- 2021 International Fire Code (IFC)
- 2021 International Existing Building Code (IEBC)
- 2021 International Green Building Code (IGBC)
- 2021 International Mechanical Code (IMC)
- 2021 International Plumbing Code (IPC)
- 2021 International Fuel Gas Code (IFGC)
- 2021 ASHRAE 90.1-2019

Building Type
 Type I-B



PROJECT TITLE
 RIDGELINE

DAIN & ASSOCIATES
 ARCHITECTS

ARCHITECTS • DESIGN • PROJECT MANAGEMENT
 1000 N. 10TH AVE., SUITE 100
 DENVER, CO 80202

Main Floor Plan

DATE: January 2024
 VERSION:

A2.0



LOT LINES (PROPERTY)
EXISTING CURB AND GUTTER
PROPOSED CURB AND GUTTER
PROPOSED FENCE/WALL
PROPOSED FENCE
PROPOSED RETAINING WALL



NO	REVISIONS	BY	DATE

ELEVATT ENGINEERING

ELEVATE ENGINEERING
2008 WEST 700 SOUTH
SPRINGVILLE, UT 84603
PHONE: (801) 718-2680
www.elevateeng.com

ELEVATE

RIDGELINE TOWNHOMES
WALL & FENCE PLAN
2690 S STATE ST, SPANISH FORK, UT 84560



W-1

Aug 14, 2025

Ridgeline Townhomes General Plan Map Amendment

Proposed Motion: That the proposed Ridgeline Townhomes General Plan Map Amendment be approved with the Land Use Element Designation of High Density Residential based on the following findings:

Findings

1. That when the Zone Change application was submitted by the Applicant, the General Plan land use designation of the property was Mixed Use.
2. That the proposed development plan conforms to the residential density ranges of the City's General Plan land use designations of Mixed Use and High Density Residential.
3. That an expansion of the adjacent High Density Residential designation for additional housing at this location is more appropriate than maintaining the Business Park land use designation.
4. That the proposal will complement the existing residential development.

Ridgeline Townhomes Zone Change

Proposed Motion: That the proposed Ridgeline Townhomes Zone Change from C-2 General Commercial to R-3 Residential with the Master Planned Development Overlay be approved based on the following findings:

Findings

1. That the location is suitable for additional housing.
2. That the proposal conforms to the density range of the City's General Plan land use designations of Mixed Use and High Density Residential.
3. That the proposal meets the findings and intent of the Master Planned Development Overlay.

Ridgeline Townhomes Preliminary Plat

Proposed Motion: That the proposed Ridgeline Townhomes Preliminary Plat for a Master Planned Development be approved based on the following findings and subject to the following conditions:

Findings

1. That when the application was submitted the General Plan Designation of the property was Mixed Use.
2. That the proposal conforms to the density ranges of the City's General Plan land use designations of Mixed Use and High Density Residential.
3. That the proposal meets the findings and intent of the Master Planned Development Overlay.
4. That should the City Council determine that a change to the General Plan is needed, that it can be done.

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 all red-line review comments.
3. That the Applicant completes the environmental cleanup of the subject property per the requirements and oversight of the State's Voluntary Cleanup Program.
4. That the Applicant provides all necessary cross access and offsite utility easements.
5. That the Preliminary Plat approval is contingent upon the City Council approving of the associated zoning map amendment.

Title 15 Amendment

- Title 15 Planning Commission
 - This proposal updates Title 15 regarding the procedures and training for the Planning Commission based on recently adopted state code.

Title 15 Amendment

Proposed Motion: That the proposed Title 15 Text Amendment be recommended for approval based on the following finding:

Finding

1. That the proposed language will bring the Spanish Fork Municipal Code in compliance with recent state code regarding the Planning Commission.