Development Review Committee Agenda

Wednesday, November 4, 2026

80 South Main Street in the Council Chambers at Library Hall

Development Review Committee Agenda

PUBLIC NOTICE is hereby given that the Development Review Committee of Spanish Fork, Utah, will hold a meeting in the City Council Chambers at Library Hall, on the second floor, 80 South Main Street, Spanish Fork, Utah, commencing at 10 a.m. on November 4, 2026.

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 Development Review Committee. Meetings located at the City Council Chambers at Library Hall, 80 South Main Street, Spanish Fork. If you need special accommodation to participate in the meeting, please contact the Community Development Office at 801-804-4580. This meeting is not available to attend virtually.

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1. Approval Of Minutes

1.1 October 21, 2026 — 3
minutes.drc.10-21-2026.pdf

2. Action Items

2.1 Harmons - Spanish Fork Site Plan — 15
This proposal involves the development of a commercial lot located at 2643 East 400 North. report.drc.harmons.11-4-2026.pdf

2.2 Canyon Court Plat A Site Plan — 21
This proposal involves the development of a commercial lot located at 552 North Spanish Fork Parkway.
report.drc.canyoncourtlot1.11-4-2026.pdf

2.3 Spanish Fork 7-Eleven Minor Subdivision — 26
This proposal involves the approval of a one lot subdivision at approximately 2300 South Main Street. report.drc.spanishfork7-elevensubdivision.11-4-2026.pdf

2.4 7-Eleven Spanish Fork Site Plan — 30
This proposal involves the development of a commercial lot located at 2300 South Main Street. report.drc.7-eleven2300southmainstreet.11-4-2026.pdf

3. Discussion Items

3.1	Stewart Farms Concept plan.concept.stewartfarmsconcept.10-15-2026.pdf	36
3.2	Horrocks River Bottoms Annexation Concept plan.horrocksriverbottomannexationconcept.10-13-2026.png	37
3.3	3400 East City Park Concept plan.concept.3400eastcityparkconcept.10-15-2026.pdf	38
3.4	Factory Point concept.sugarstack.factorypointzonechange.10-20-2026.pdf	40
3.5	Construction Site: Fugitive Dust	

4. ADJOURN

Draft Minutes

Spanish Fork City Development Review Committee

80 South Main Street

Spanish Fork, Utah

October 21, 2026

Staff Members Present: Cory Pierce, Public Works Director; Dave Anderson, Community Development Director; Brandon Snyder, Senior Planner; David Mann, Senior Planner; Kasey Woodard, Community Development Secretary; Vaughn Pickell, City Attorney; Joshua Nielsen, Assistant City Attorney; John Little, Chief Building Official; Byron Haslam, Assistant City Engineer; Josh Wagstaff, Assistant City Engineer; Marcie Clark, Engineering Department Secretary; Jered Johnson, Engineering Division Manager; Kevin Taylor, Senior Power Utility Planner; Jake Theurer, Power and Light Superintendent; Bart Morrill, Parks Maintenance Supervisor; Bryton Shepherd, Landscape Architect; Jason Turner, Fire Marshall; Dillon Muirbrook, Traffic Engineer; Paul Taylor, Assistant Water Division Manager.

Citizens Present: Nik Simpson, Scott Peterson, Cory Turner, Troy Andrus, Brian Fronk, Mark Greenwood, Adam Fritz

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

MINUTES

October 7, 2026

Jake Theurer moved to approve the minutes of October 7, 2026.

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

FINAL PLAT

CREEKSIDE VILLAGE TOWNHOMES

David Mann explained that the Development Agreement has been signed and recorded. He noted that the bank stabilization study and off-site sewer plans have also been reviewed and approved. All other requirements have been satisfied, and the application is now ready for DRC discussion and approval. Staff recommends approval.

Josh Wagstaff, representing Engineering, reported no comments or concerns.

Vaughn Pickell **moved** to approve the proposed Creekside Village Townhomes Final Plat based on the following findings and subject to the following conditions:

Findings:

1. That the proposal conforms to the City's General Plan Designation, Zoning Map, and Master Planned Development Overlay
2. That the submitted plans are consistent with the approved Preliminary Plat.
3. That the proposal is subject to the development agreement for the Creekside Village Subdivision.

Conditions:

1. That the Applicant meets the City's development and construction standards, zoning requirements and other applicable City ordinances.
2. That the Applicant complies with the requirements of the development agreement and previous City approvals.
3. That all remaining redlines are addressed by the Applicant.
4. That the remaining fees are paid prior to recording the plat.

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

PRELIMINARY PLAT

SWENSON INDUSTRIAL

David Mann explained that the proposal is for a one-lot subdivision in the industrial zone to address right-of-way dedication and utility connections. He noted that the plans have been reviewed by Engineering and other city departments, with a few remaining comments to be addressed. Any minor outstanding items may be resolved during final plat review. Staff recommends approval of the Preliminary Play.

Byron Haslam followed up on the right-of-way dedication, noting that Travis Warren had been coordinating with Dave Simpson regarding a separate parcel in front of the substation extending north to SR 77. He requested an update on the deed, as it was reportedly ready for signature but had not yet been returned.

Cory Pierce inquired about the anticipated timing of the dedication. Nik Simpson stated that he was unsure of the timeline but would follow up with Dave Simpson and Travis Warren. He believed a deed was ready to be signed and asked whether the dedication could proceed at this time. Mr. Haslam clarified that a power easement extending north was also needed.

Cory Pierce expressed concern about approving a plat that could not fulfill the required frontage dedication. He emphasized that the issue must be resolved before the plat could be recorded and recommended adding the dedication as a condition of approval. No concerns were raised regarding the proposed condition.

Jered Johnson **moved** to recommend approval of the proposed Swenson Industrial Preliminary Plat based on the following finding and subject to the following conditions:

Finding:

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

Conditions:

1. That the applicant meets the City's development and Construction Standards and any other applicable City ordinance.
2. That and remaining redlines are addressed prior to the building permit being issued.
3. That the applicant record a right-of-way and easement document outside the plat along 1730 West.

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

Before proceeding to the next item, Dave Anderson confirmed with Mr. Simpson that the subdivision would remain as one lot and if the property is expected to be sold as a single lot to one entity in the future. Mr. Simpson confirmed this expectation.

PRELIMINARY PLAT and ZONE CHANGE

LARSON PARK

Brandon Snyder explained that, prior to staff's presentation, Cory Turner, representing the applicant, would provide a brief overview of the revisions made since the previous DRC discussion to address staff comments and concerns.

Cory Turner, representing Dynamic City Development, provided an overview of the Larson Park development and its design objectives. He explained that the project is intended to offer a variety of attainable housing options, including townhomes, garden homes, and estate lots, while maintaining enhanced architectural and landscaping standards throughout the community. Design guidelines address architectural variety, exterior materials, rooflines, landscaping, fencing, and repetition between homes. The development will also include a community park with landscaped open space and seating, as well as approximately three acres of commercial space intended to accommodate a pharmacy and supporting retail as the area grows.

Mr. Turner identified Keystone Homes as the builder for the townhomes and garden homes and Ivory Homes as the builder for the estate homes. He presented five garden home floor plans ranging from approximately 1,600 to 2,500 square feet, offering three to five bedrooms and varying architectural elevations. He emphasized that enhanced materials, corner-lot design standards, and landscaping requirements are intended to create a cohesive and visually appealing community.

Dave Anderson began the discussion by posing several questions to the applicant regarding landscaping. He inquired who would be installing the landscaping for the development.

Mr. Turner explained that the landscaping would be installed by the builders at the completion of the homes. He notes that if it happens during the winter season that the city's design guidelines allow for this requirement to be deferred for a period of time. He continued by explaining that a landscaping bond would be submitted with the building permit if this would be the case, to ensure that the landscaping is installed in a timely manner.

Mr. Anderson inquired if this builder would be only installing the front yard landscaping or would it be landscaping for the entire lot. Mr. Turner replied that it would be front yard landscaping that would also include the fencing. Mr. Anderson confirmed that this will be professionally landscaped and installed by professionals, and not the landowners.

Mr. Anderson clarified that on the single-family Garden homes, that the landscaping would be installed by the Builders. Mr. Turner confirmed that yes, this would be correct. Mr. Turner continued by stating that per the design guidelines, that on the estate lots, the landscaping needs to be professionally installed, but not necessarily by the builder. He also acknowledged that there are timelines required for the estate lots as well.

Mr. Anderson inquired if they have a mechanism in place in terms of enforcement to verify that these installations taking place on private lots, are completed by professionals and Mr. Turner explained that they rely on the landscaping bonds. He suggested that this could be discussed further if the city feels that this is not sufficient.

Mr. Anderson acknowledged the updated design guidelines and noted that they reference water-wise landscaping standards consistent with the requirements the City promotes for individual property owners. He explained that landscaping compliance has been an ongoing challenge for the City and expressed appreciation for the applicant's approach to installing front-yard landscaping on the smaller lots.

Mr. Turner confirmed that the builder would install the front-yard landscaping for the garden lots. He also noted that the design guidelines reference water-wise landscaping requirements for the community.

Brandon Snyder raised a concern that the guidelines appeared to require turf in all park strips, which would not comply with City Code. Mr. Turner clarified that the park strips would be subject to separate landscaping standards developed by the builder and confirmed that those standards could be adjusted as needed to ensure compliance with water-wise landscaping requirements.

Mr. Anderson explained that a development agreement would likely be necessary to ensure the city could enforce the proposed landscaping requirements, including bonding and timely installation. He asked whether Keystone Homes and Ivory Homes would be willing to enter into such an agreement. Mr. Turner stated that neither builder had expressed opposition to the bonding requirements and indicated he could discuss a development agreement with them.

Mr. Anderson asked about the use of the term "garden lots," and Mr. Turner explained that it was intended to distinguish the smaller homes and lots from the estate homes. He noted that the terminology could be revised if needed.

Mr. Anderson acknowledged the improvements to the landscaping requirements and the variation in lot sizes and widths. However, he expressed concern that many aspects of the proposed development remained consistent with a conventional subdivision and did not necessarily represent enhanced design standards for the Master Planned Development Overlay. He noted that the proposed home designs appeared relatively standard and questioned whether the stormwater basin should be considered an open-space amenity, as it serves a necessary drainage function. Mr. Anderson emphasized that a Master Planned Development should offer distinguishable benefits beyond what would typically be required of a conventional subdivision. He stated that, despite the revisions, he continued

to have concerns about whether the project—particularly the smaller lots—provided sufficient enhancements to support approval as a Master Planned Development.

Mr. Turner thanked staff for their feedback and explained that revisions had been made since the previous DRC meeting to enhance the garden homes area. These revisions included four required architectural planes, front-elevation articulation, varied and upgraded exterior materials, anti-repetition standards, and enhanced landscaping requirements. He emphasized the importance of balancing architectural quality with housing attainability, noting that the proposed 1,600- to 2,500-square-foot homes were intended to provide more attainable housing options for the Spanish Fork community.

Mr. Anderson noted that smaller-lot, detached single-family homes present challenges due to limited experience with this housing type in Spanish Fork. He referenced an existing development where residents continue to use their smaller lots as though they were larger properties, including storing toy haulers and fifth-wheel trailers. While acknowledging that these conditions are not entirely within the developer's control, he emphasized the need for additional scrutiny regarding the long-term impacts of this type of development on the community.

Mr. Turner thanked Mr. Anderson for the feedback and stated that the team had worked to elevate the development's standards by incorporating the DRC's recommendations and requested revisions. Mr. Anderson reiterated the importance of high-quality home design in Master Planned Developments and encouraged Keystone to review previously approved projects to better understand the expected architectural standards. Vaughn Pickell agreed, stating that the proposed development would need to exceed the current proposal to qualify as a Master Planned Development. He notes that some of the "garden homes" appear very plain in terms of building materials on the sides and rear of the homes.

Jered Johnson stated that detention areas do not make good parks. He recalled another development and the concerns and issues the city had to deal with. He does not feel that it would be ideal for development.

Mr. Snyder clarified that the SESD utility line along 1700 West is currently located within the right-of-way near the asphalt shoulder and would be relocated to the park strip under the proposed plans. He noted that the proposal included the city holding a bond to ensure future tree installation once the line is removed or buried. He asked whether additional discussion could explore the feasibility and cost of burying the line as an alternative.

Jake Theurer explained that the SESD utility line would be relocated to the park strip along 1700 West. He noted that burying the line could be considered as an alternative to relocating it, but the feasibility and associated costs would need further evaluation.

John Little asked whether the proposed non-repetitive home placement would be monitored by an architectural review committee or overseen by City staff. Mr. Turner stated that an architectural review committee had not been proposed for the project. Instead, compliance with the architectural guidelines, including non-repetitive home placement, would be reviewed by City staff during the building permit review process. Mr. Little asked for clarification on who would be completing the reviews and Mr. Turner stated that the reviews will be completed by city staff.

Cory Pierce suggested that this could be included in the Development Agreement as well.

The discussion ended with Mr. Snyder noting that the MPD overlay includes minimum anti-repetition standards and suggested requiring the builder to submit a housing exhibit showing the different home designs and their proposed placements. This would allow inspectors to efficiently verify compliance with the anti-repetition requirements during plan review.

Dave Anderson acknowledged the time and effort Mr. Turner had invested in the development and expressed a desire to help move the application forward. He then moved to recommend denial of the proposed zone change and preliminary plat for the Master Planned Development, including the proposed Master Planned Development Overlay, based on the finding that the proposal did not meet the purpose, findings, and intent of the overlay district.

Dave Andrson **moved** to recommend Denial of the proposed Larson Park Preliminary Plat and Zone Change based on the following finding:

Finding:

1. That the proposal does not meet the purpose, findings and intent of the Master Planned Development Overlay Zoning District.

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

After the motion was made, Mr. Anderson explained to Mr. Turner that notices could be sent the following day for the November 4 Planning Commission meeting, allowing the application to proceed and receive feedback from the Planning Commission.

Mr. Turner asked if he could confirm his decision before the notices were sent, and Mr. Anderson requested a response by noon the following day.

MASTER PLAN AMENDMENTS

PI & DRINKING WATER MASTER PLANS UPDATE

Josh Wagstaff from Engineering presented the final drafts of the Pressurized Irrigation and Water Master Plan updates, explaining that the updates aim to improve the City's water use and storage efficiency. He noted that Paul Taylor from the Water Division could provide additional clarification as needed.

Cory Pierce added that the city had experienced significant growth since the previous updates and that the revisions would help better accommodate that growth.

Cory Pierce **moved** to recommend approval of the proposed Master Plan Amendments to the City Council as discussed.

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

CONCEPT REVIEWS

DVU4 INDUSTRIAL WAREHOUSE CONCEPT

Adam Fritz with Langan Engineering presented his proposal for an industrial warehouse located near the city's airport. He explained that the proposal will likely be in two phases, with the proposed warehouse covering roughly half the total site, but he asked if there will be a requirement for them to subdivide the parcel at this time, or if this can be done in the future if they decide to split the parcel.

Dave Anderson stated that it is not required to subdivide the property unless they chose to develop in the future.

Mr. Fritz presented the site plan submitted for review the previous Friday, describing a proposed industrial facility with one main building, delivery van loading aisles on both sides, employee parking on the east side, semi-truck loading docks at the rear, and a southern access lane connecting to future development. He then invited questions from staff.

Jason Turner inquired if this building will be similar to another development located in American Fork. Mr. Fritz was unsure which development Mr. Turner was referring to. Mr. Turner clarified that there is a very large, global online retailer that is developing a site in American Fork that features a very similar basic design and layout. Mr. Fritz clarifies that he is not affiliated with the other development and does not have any insight into their layout of the building but acknowledges that it could have similarities but he cannot confirm this.

Vaughn Pickell notes that Mr. Fritz has stated that his is an industrial complex, but Mr. Pickell feels that it looks more like a distribution center with all the vans. Mr. Fritz confirms that it will be a warehouse distribution center.

A brief discussion was held regarding road connections and stormwater plans. Staff noted that a site plan application had recently been submitted and that the conceptual revisions discussed could be incorporated into the site plan review comments.

Mr. Fritz explained that the stormwater plans include a swale along the southern property line to collect existing off-site flows and convey them through a proposed bypass pipe to the existing ditch along SR 77. He noted that the road would be temporarily shortened to facilitate construction of the drainage improvements, with paving completed during a future development phase.

Cory Pierce stated that cross-access easements and circulation requirements would depend on future ownership and subdivision plans, particularly if the property were divided into separate parcels under different ownership. He also asked about the proposed fencing and security for the development.

Mr. Anderson referenced the site's previous approval and discussions regarding fencing options. He expressed appreciation for the applicant's efforts to create a more business park-oriented appearance rather than a traditional industrial setting.

Mr. Fritz stated that perimeter fencing was not currently proposed but that the applicant would be willing to consider it if requested by the city. Mr. Anderson clarified that staff did not intend to encourage fencing if it was not part of the applicant's plans but welcomed further discussion regarding fencing materials and design if the applicant wished to pursue that option.

Jake Theurer asked whether the applicant's electrical service plans had changed regarding primary voltage delivery and inquired about anticipated future power needs and required capacity. Mr. Fritz stated that he believed the plans remained unchanged but would follow up if there were any changes. When asked about the requested electrical capacity, Mr. Fritz indicated that he did not have that information available.

The discussion concluded with staff recapping some of the redline comments that may transfer over to the site plan review. It was noted that the applicants are hoping to receive site plan approval before the end of the year.

HYDRO BUILDING ADDITION CONCEPT

Mark Greenwood thanked attendees for their time and explained that he wanted to facilitate an open discussion regarding a proposed building addition at the Hydro plant. He noted that he had received updated information from Hydro the previous day and revised the conceptual map accordingly.

Mr. Greenwood explained that Hydro had contracted him to assist with the addition of a metal building to accommodate a new press measuring approximately 40,000 square feet, scheduled to arrive in May. The proposed addition would occupy part of the existing aluminum log and pallet stockpiling area and affect several existing storm drain inlets. He stated that Hydro had recently reduced its request for additional concrete stockpiling space in the northeast portion of the site to approximately 40,000 square feet.

Mr. Greenwood clarified that the current plans were conceptual and intended to confirm equipment layout and space requirements, with architectural plans to follow. He emphasized the need to prepare the building pad before the press arrived, even if the building's roof and walls were not yet complete. He also discussed preliminary stormwater drainage considerations, including existing pipes that discharge into the slough and potential connections for the proposed improvements. He requested staff feedback on potential concerns and requirements to help the project proceed within the tight construction schedule.

Cory Pierce advised Mr. Greenwood that staff would review the stormwater impacts of the proposed addition. He noted that replacing an existing impervious stockpiling area with a building was likely acceptable, but any changes that could increase stormwater flow would need to be evaluated to ensure overall discharge rates did not increase.

Mr. Greenwood confirmed that the intent was to convert a portion of the northeast corner of the site to concrete, providing approximately 5,000 cubic feet of stormwater storage under current standards. He explained that the proposed drainage system would collect runoff from the new concrete area and direct it to an existing pipe discharging into the slough, avoiding the need for a new discharge line.

Mr. Pierce emphasized the importance of restricting stormwater flow where possible and noted that the Fire Department may have additional questions or concerns regarding fire

access and fire flow requirements. Mr. Greenwood agreed to work with staff on these considerations.

Mr. Greenwood noted that the applicant had requested relocation of an existing fire hydrant that interferes with stockpiling operations. He identified a potential location in the corner of the site but acknowledged that staff would need to evaluate whether the proposed location would provide adequate accessibility.

Jason Turner confirmed that they would need fire hydrants to remain accessible and in front of buildings when possible. He just wants to ensure that they will have access to any new areas they are planning. He explained that Fire and EMS need to be able to drive vehicles through the area, so any drive aisle will need to be wide enough for a truck to pass through. Mr. Greenwood outlines that there are multiple hydrants as well as a water system that loops the building.

Mr. Pierce inquired if there will be any new water service requirements and Mr. Greenwood stated that he is not aware of any new water services needed. He continued by stating that the new press may have additional electrical power requirements that should be evaluated. He explained that the equipment is being relocated from another state and suggested that Hydro may have existing power usage records to help determine the facility's anticipated electrical needs.

Mr. Pierce noted that the proposed facility includes evaporative coolers and reminded the applicant that the facility's existing pretreatment permit requirements would need to be addressed as part of the project review process. He acknowledged that these requirements were separate from the building pad construction but would still need to be met.

Mr. Greenwood asked staff to confirm whether site plan approval would be required before the applicant could apply for a building permit. He noted that Hydro was eager to move forward and had already begun removing ductwork and other components attached to the existing building in preparation for the project.

Mr. Anderson stated that staff could begin reviewing the building plans while the site plan review was underway but clarified that building permits would not be issued until the site plan was approved. He emphasized the significance of the proposed addition to Spanish Fork, noting that it had been discussed for several years and represented a valuable investment in the community.

The discussion concluded with staff addressing parking requirements. Staff clarified that additional parking would be required if workforce growth increased the number of

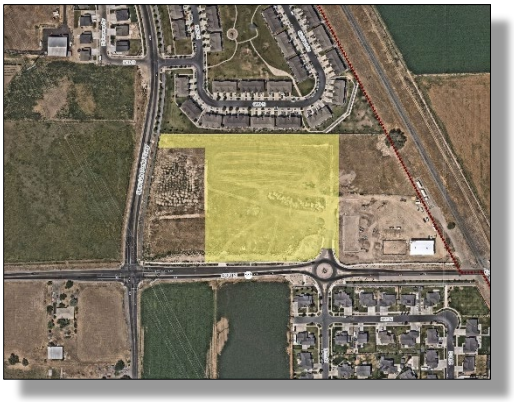
employees. Parking for manufacturing uses is calculated based on the number of employees working during the largest shift rather than the building's square footage.

Jered Johnson moved to adjourn the meeting at 11:30 a.m.

Adopted:

Kasey Woodard
Community Development Division
Secretary

Harmons
Site Plan
2643 East 400 North
7.4 acres
C-2 Zone
General Plan Designation
Commercial



PROPOSAL

The Applicant has applied for Site Plan approval to construct a new grocery store. The proposed Harmons grocery store is 66,845 square feet.

The Applicant is not requesting approval for gas sales at this time, but has identified the future Fuel Center location on the Site Plan.

Some of the key issues include: lighting, signage, landscaping, utilities and improvements.

STAFF RECOMMENDATION

That the proposed Harmons Site Plan be approved based on the following finding and subject to the following conditions:

Finding

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

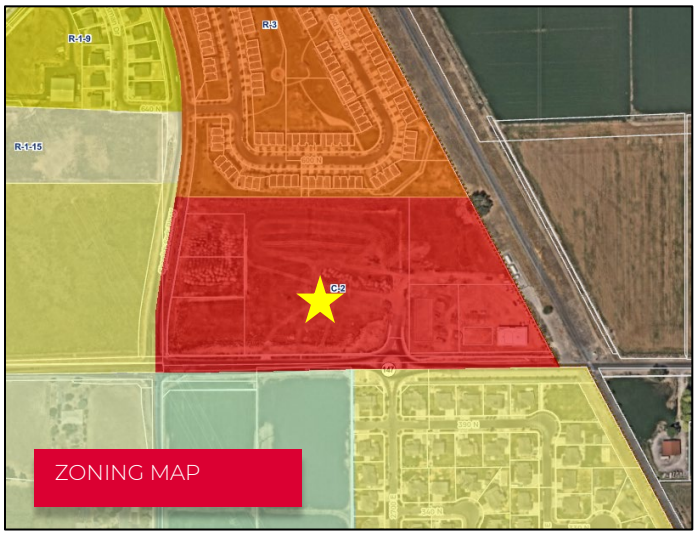
Conditions

1. That the Applicant meets the City's development and Construction Standards, zoning requirements and other applicable City ordinances.
2. That the Applicant addresses the redlines.

EXHIBITS

1. Area Maps
2. Site Plan
3. Landscaping
4. Building Elevations

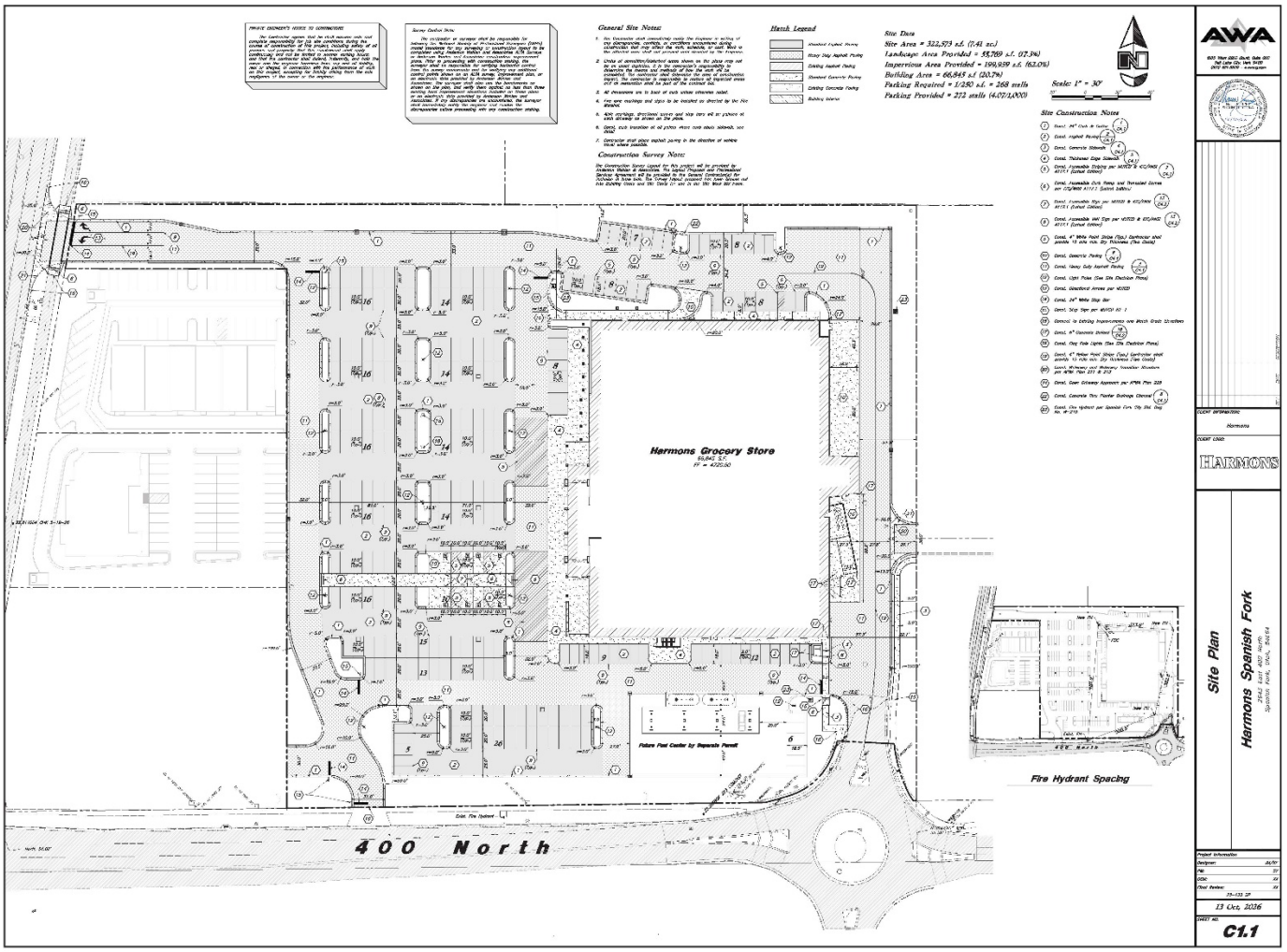
EXHIBIT 1

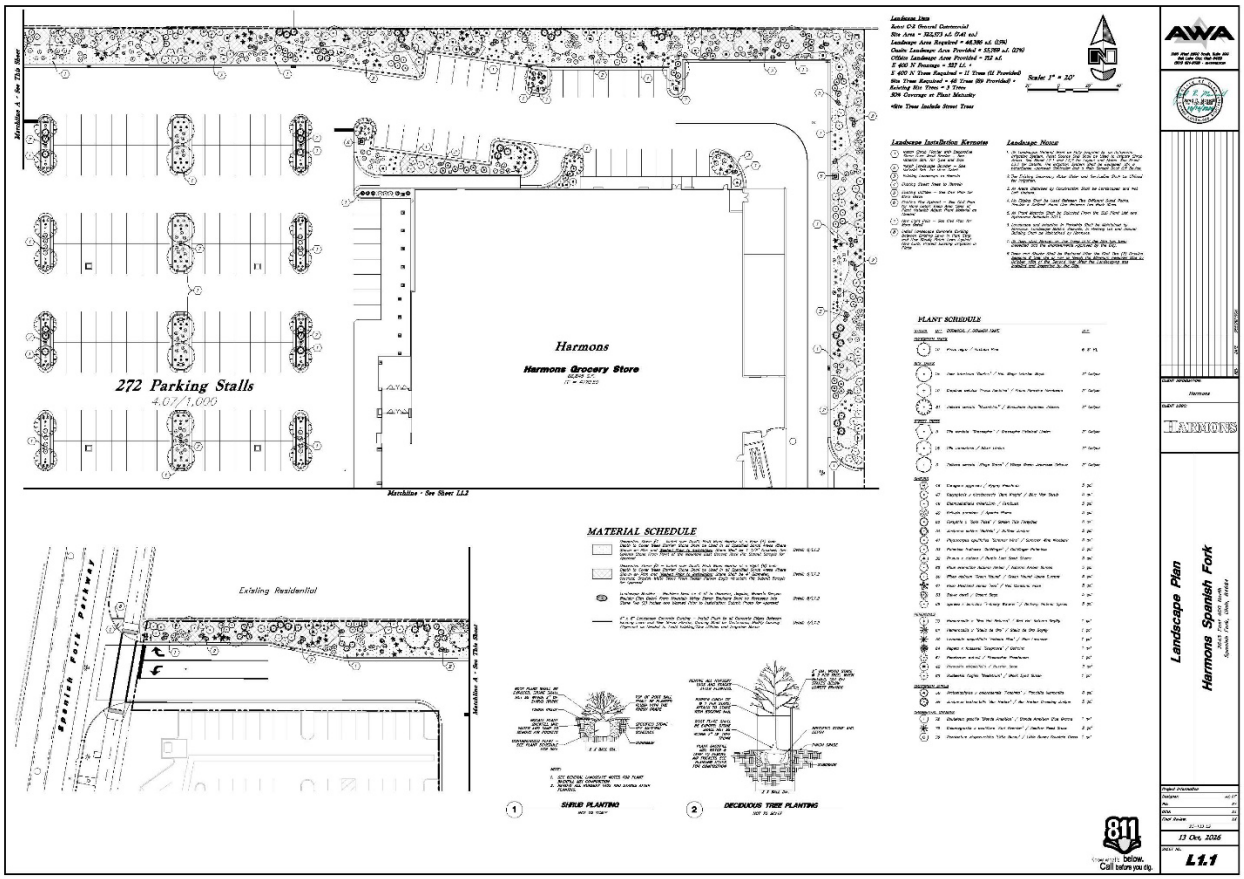

R-1-9
R-3
R-1-15
C-2
147
ZONING MAP


660 N
Spanish Fork Canal
147
LAND USE MAP


660 N
Spanish Fork Canal
147
400 N
300 N
AERIAL MAP

EXHIBIT 2


Hermons Grocery Store
85,842 S.F.
FF = 4720.50
Future Pad Cooler by Separate Permit
400 North
Fire Hydrant Spacing
Site Plan
Hermons Spanish Fork
13 Oct, 2026
C1.1


Harmons
Harmons Grocery Store
272 Parking Stalls
4.07/1,000
Existing Residential
MATERIAL SCHEDULE
PLANT SCHEDULE
Landscape Installation Keynotes
Landscape Notes
Landscape Plan
Harmons Spanish Fork
13 Oct, 2025
L1.1

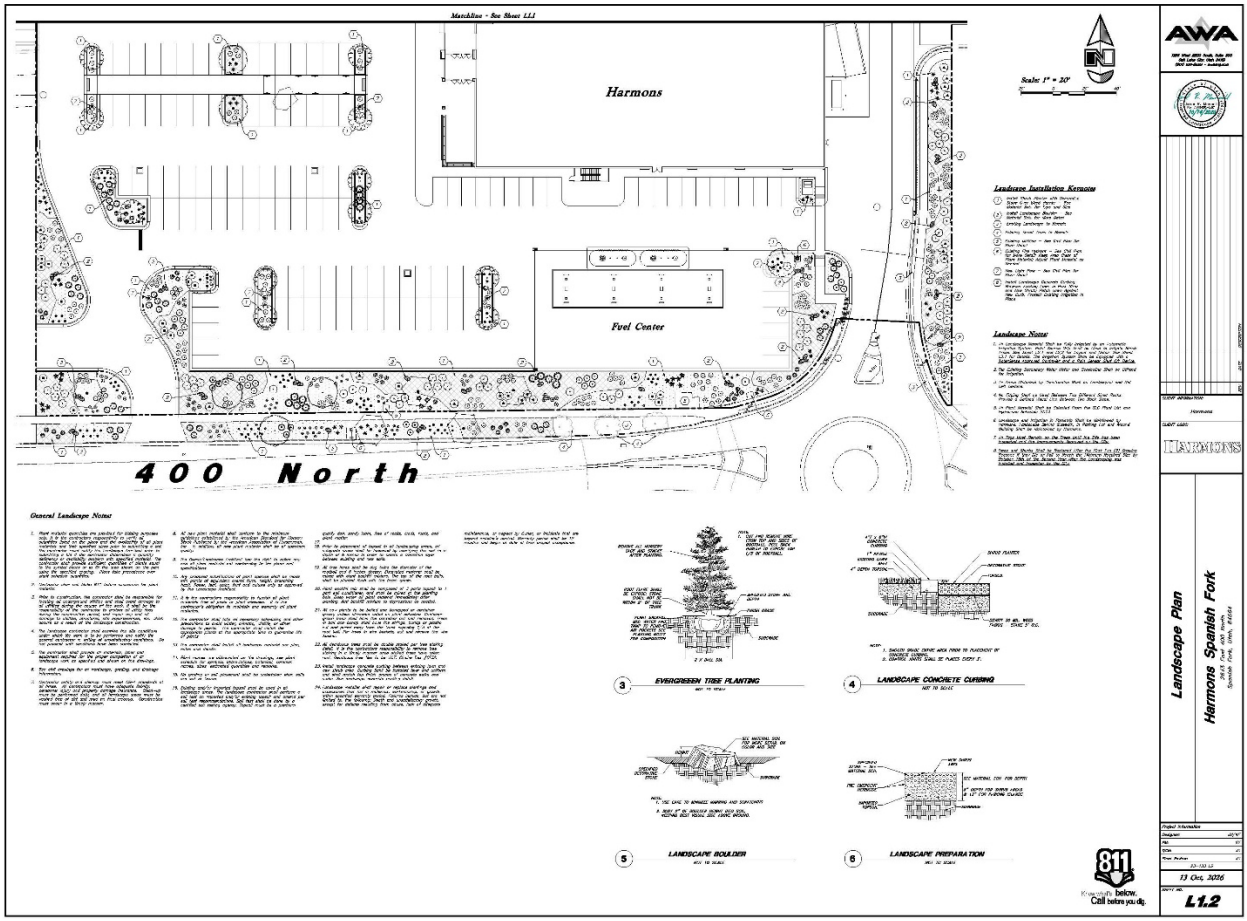
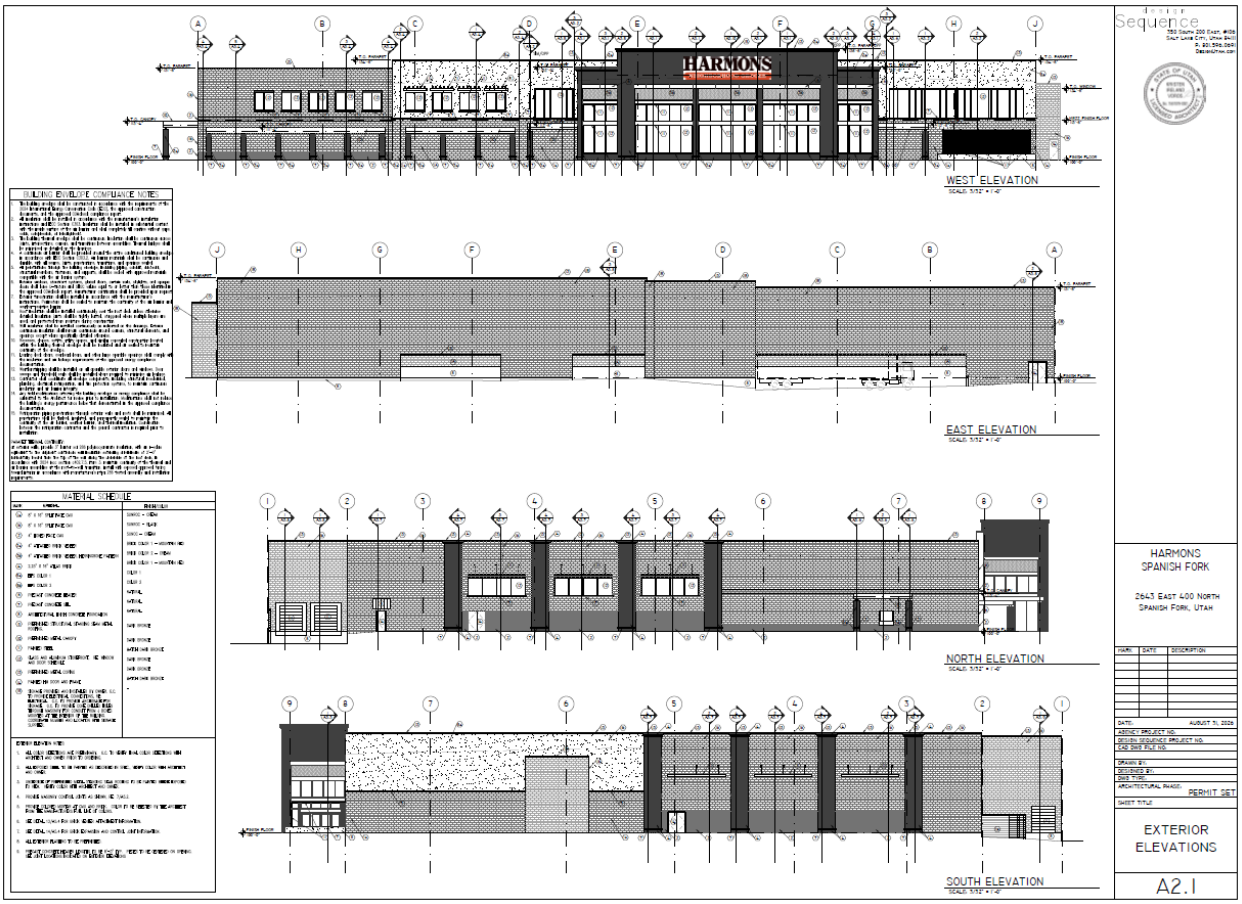
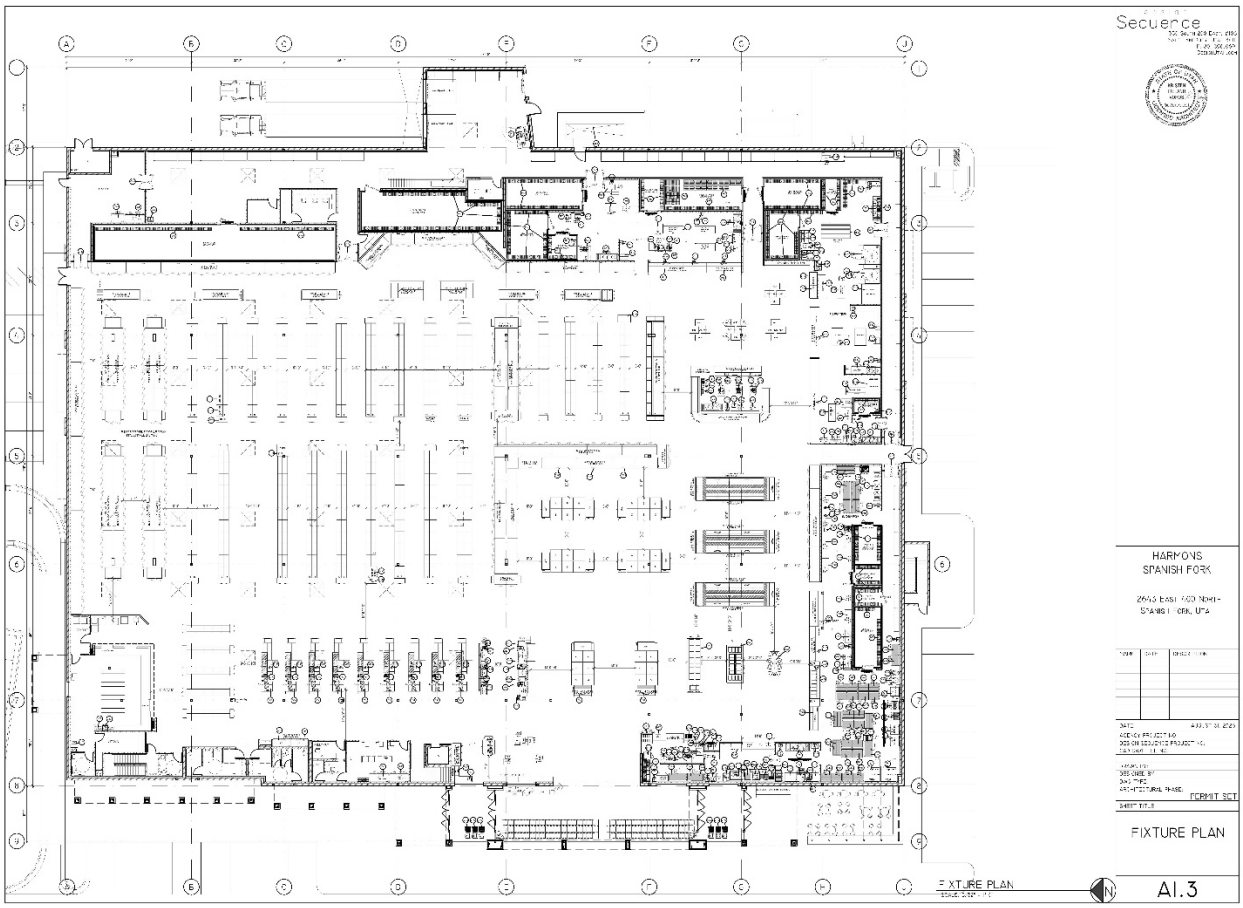
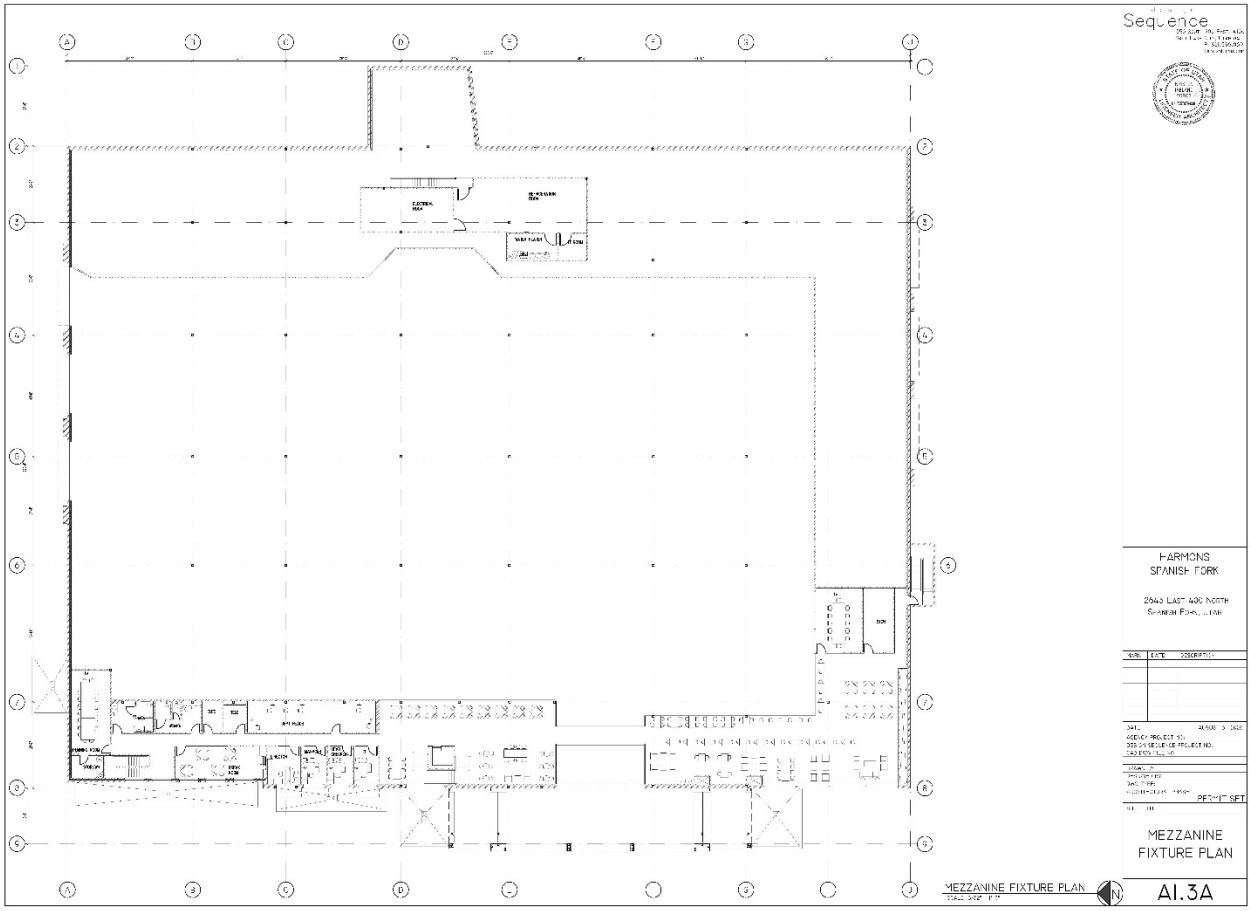

Harmons
Fuel Center
400 North
Scale: 1" = 20'
Landscape Installation Keynotes
Landscape Notes
General Landscape Notes
EVERGREEN TREE PLANTING
LANDSCAPE CONCRETE CURBING
LANDSCAPE BOULDER
LANDSCAPE PREPARATION
Landscape Plan
Harmons Spanish Fork
13 Oct, 2025
L1.2

EXHIBIT 4


HARMONS
WEST ELEVATION
EAST ELEVATION
NORTH ELEVATION
SOUTH ELEVATION
BUILDING ENVELOPE COMPLIANCE NOTES
MATERIAL SCHEDULE
Sequence
HARMONS
SPANISH FORK
2643 EAST 400 NORTH
SPANISH FORK, UTAH
PERMIT SET
EXTERIOR
ELEVATIONS
A2.1


Sequence
HARMONS
SPANISH FORK
PERMIT SET
FIXTURE PLAN
A1.3


Sequence
HARMONS
SPANISH FORK
2643 EAST 400 NORTH
PERMIT SET
MEZZANINE
FIXTURE PLAN
MEZZANINE FIXTURE PLAN
A1.3A

Canyon Court Plat A (Lot 1)
Site Plan
552 North Spanish Fork Parkway
0.74 acres
C-2 Zone
Commercial General Plan Designation



PROPOSAL

The Applicant submitted an application for Site Plan approval for a multi-tenant commercial building on lot 1 of the Canyon Court Plat A Subdivision. The subject property will be accessed from a shared driveway on Spanish Fork Parkway with future access through the shopping center as it develops over time. The proposed building is shown with 6 units totaling 8,746 sq. ft. with 39 parking stalls to the north and west. Right of way improvements adjacent to this lot along Spanish Fork Parkway will be completed with this project. Minor corrections regarding paved access, ADA ramps, and water meters will need to be shown before plans are finalized.

STAFF RECOMMENDATION(S)

That the proposed Canyon Court Plat A (Lot 1) Site Plan be approved based on the following finding and subject to the following conditions:

Finding

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

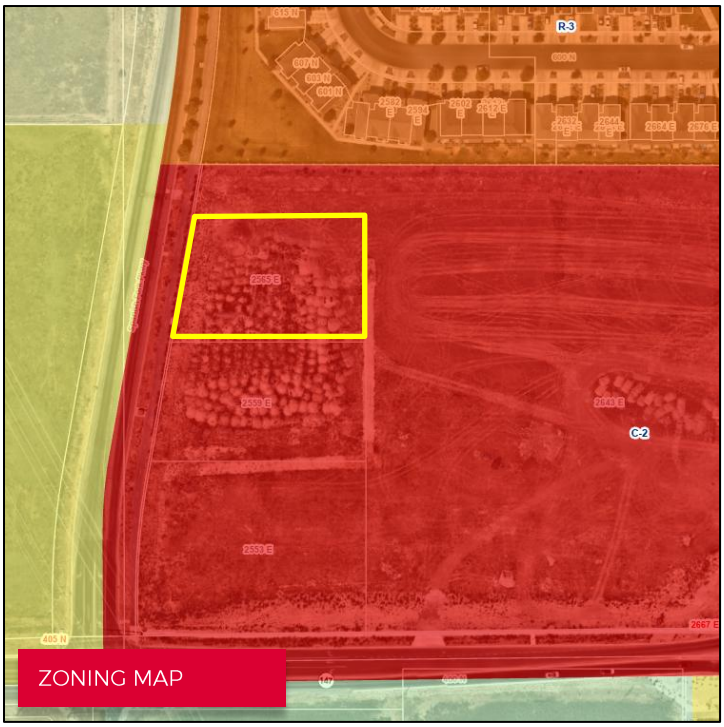
Conditions

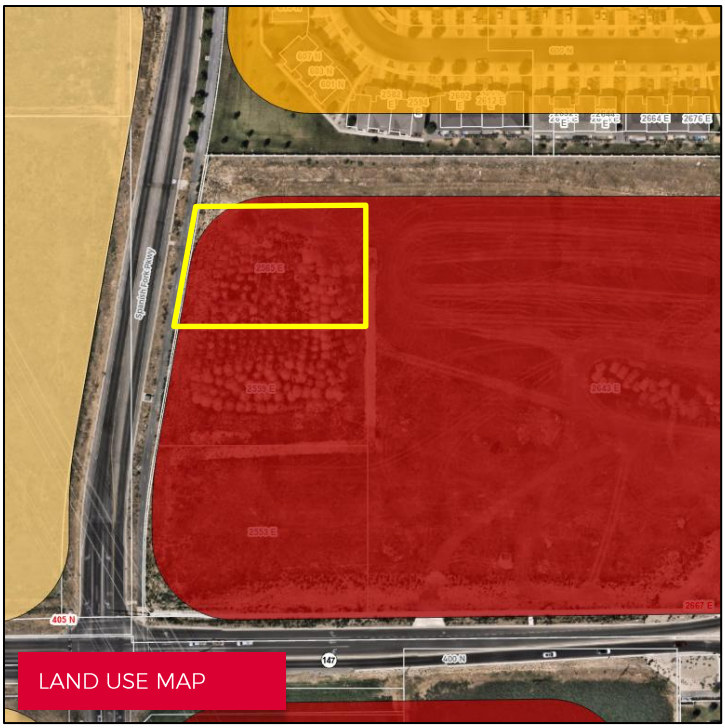
1. That the Applicant meets the City's development and construction standards, zoning requirements and other applicable City ordinances.
2. That the Applicant addresses any remaining red-lines.

EXHIBITS

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

EXHIBIT 1


R-3
C-2
ZONING MAP


LAND USE MAP


2565 E
2559 E
2553 E
2643 E
2667 E
2699 E
2682 E
2675 E
2721 E
405 N
400 N
147
AERIAL MAP

EXHIBIT 2

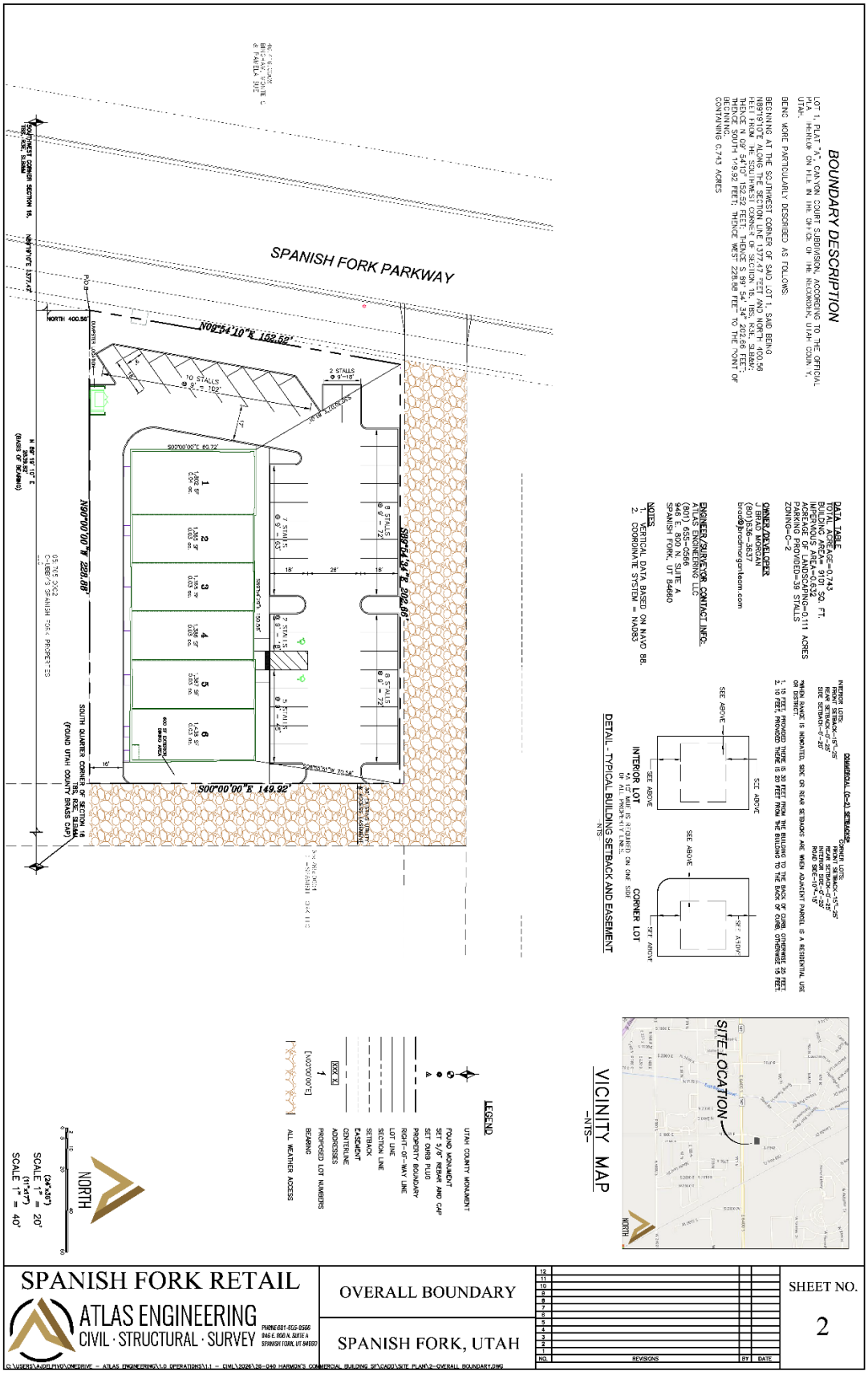

BOUNDARY DESCRIPTION
LOT 1, PLAT "A", CANYON COURT SUBDIVISION, ACCORDING TO THE OFFICIAL PLA HEREOF ON FILE IN THE OFFICE OF THE RECORDER, UTAH COUNTY, UTAH.
BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 1, SAID BEING N89°19'10"E ALONG THE SECTION LINE 1,377.47 FEET AND NORTH 400.56 FEET FROM THE SOUTHWEST CORNER OF SECTION 15, T8S, R2W, SLB&M; THENCE N 00°54'10" E, 152.52 FEET; THENCE S 89° 54' 34" E, 202.66 FEET; THENCE S 00°00'00" E, 149.92 FEET; THENCE WEST 228.88 FEET TO THE POINT OF BEGINNING. CONTAINING 0.745 ACRES
SPANISH FORK PARKWAY
N00°54'10"E 152.52'
S89°54'34"E 202.66'
N89°00'00"W 228.88'
S00°00'00"E 149.92'
DATA TABLE
TOTAL ACREAGE=0.745
BUILDING AREA= 9101 SQ. FT.
PARKING REQUIRED=39 STALLS
ACREAGE OF LANDSCAPING=0.111 ACRES
PARKING PROVIDED=39 STALLS
ZONING=C-2
OWNER/DEVELOPER
CHAD HARMON
(801)836-3837
brad@prodmorgantteam.com
ENGINEER/SURVEYOR CONTACT INFO:
ATLAS ENGINEERING LLC
(801) 655-0566
966 E. 800 N. SUITE A
SPANISH FORK, UT 84660
NOTES
1. VERTICAL DATA BASED ON NAVD 88.
2. COORDINATE SYSTEM = NAD83
COMMERCIAL (C-2) SETBACKS
INTERIOR LOTS:
FRONT SETBACK=0'-25'
REAR SETBACK=0'-25'
SIDE SETBACK=0'-20'
CORNER LOTS:
FRONT SETBACK=0'-25'
REAR SETBACK=0'-25'
SIDE SETBACK=0'-20'
INTERIOR SIDE=0'-20'
*WHEN RANGE IS INDICATED, SIDE OR REAR SETBACKS ARE WHEN ADJACENT PARCEL IS A RESIDENTIAL USE OR DISTRICT.
1. 15 FEET, PROVIDED THERE IS 30 FEET FROM THE BUILDING TO THE BACK OF CURB, OTHERWISE 25 FEET.
2. 10 FEET, PROVIDED THERE IS 20 FEET FROM THE BUILDING TO THE BACK OF CURB, OTHERWISE 15 FEET.
DETAIL - TYPICAL BUILDING SETBACK AND EASEMENT
NTS
INTERIOR LOT
CORNER LOT
SEE ABOVE
SEE ABOVE
SEE ABOVE
SEE ABOVE
VICINITY MAP
-NTS-
SITE LOCATION
NORTH
LEGEND
UTAH COUNTY MONUMENT
FOUND MONUMENT
SET 5/8" REBAR AND CAP
SET CHISS PLUG
PROPERTY BOUNDARY
RIGHT-OF-WAY LINE
LOT LINE
SECTION LINE
SETBACK
EASEMENT
CENTERLINE
ADDRESSES
PROPOSED LOT NUMBERS
BEARING
ALL WEATHER ACCESS
NORTH
SCALE 1" = 20' (24"x36")
SCALE (11"x17") 1" = 40'
SPANISH FORK RETAIL
ATLAS ENGINEERING
CIVIL · STRUCTURAL · SURVEY
PHONE:801-655-0566
966 E. 800 N. SUITE A
SPANISH FORK, UT 84660
OVERALL BOUNDARY
SPANISH FORK, UTAH
NO. REVISIONS BY DATE
SHEET NO.
2

EXHIBIT 3


SPANISH FORK PKWY
EXISTING BIKING / WALKING TRAIL
EXISTING TRANSFORMER
EXISTING STREET LAMP
EXISTING FIRE HYDRANT
RETAIL SF
552 NORTH SPANISH FORK PARKWAY
SPANISH FORK, UTAH
9/14/2026
UT26120
NORTH
PKJ DESIGN GROUP
LP-COLOR
CITY PERMIT PROCESS
COLOR ILLUSTRATION

EXHIBIT 4



PERSPECTIVE - FRONT SOUTH CORNER



PERSPECTIVE - FRONT NORTH CORNER





PERSPECTIVE - BACK SOUTH CORNER





PERSPECTIVE - BACK NORTH CORNER

Spanish Fork 7-Eleven Subdivision
Minor Subdivision
2300 South Main Street
2.03 acres
C-2 Zone
General Plan Designation
Commercial



PROPOSAL

The Applicant has applied for Minor Subdivision approval to combine multiple parcels into one lot, provide easements via the subdivision plat and to dedicate right-of-way on multiple streets.

The site currently consists of multiple parcels which will be combined by way of the proposed subdivision plat. The site will share access with the parcel to the north.

Some of the key issues include: easements and road dedications.

STAFF RECOMMENDATION

That the proposed Spanish Fork 7-Eleven Minor Subdivision be approved based on the following finding and subject to the following conditions:

Finding

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

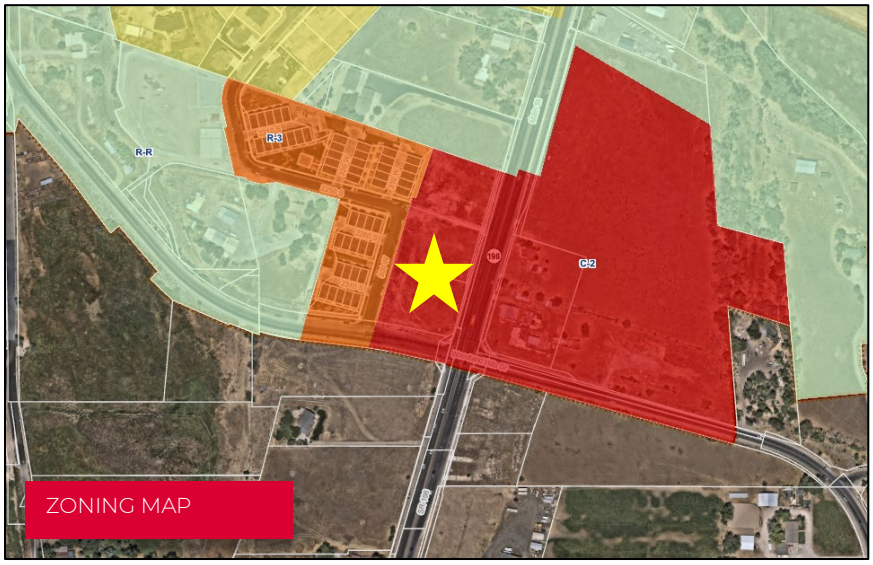
Conditions

1. That the Applicant meets the City's development and Construction Standards, zoning requirements and other applicable City ordinances.
2. That the Applicant addresses any remaining staff review comments and pays all applicable fees prior to the plat being recorded.

EXHIBITS

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

EXHIBIT 1



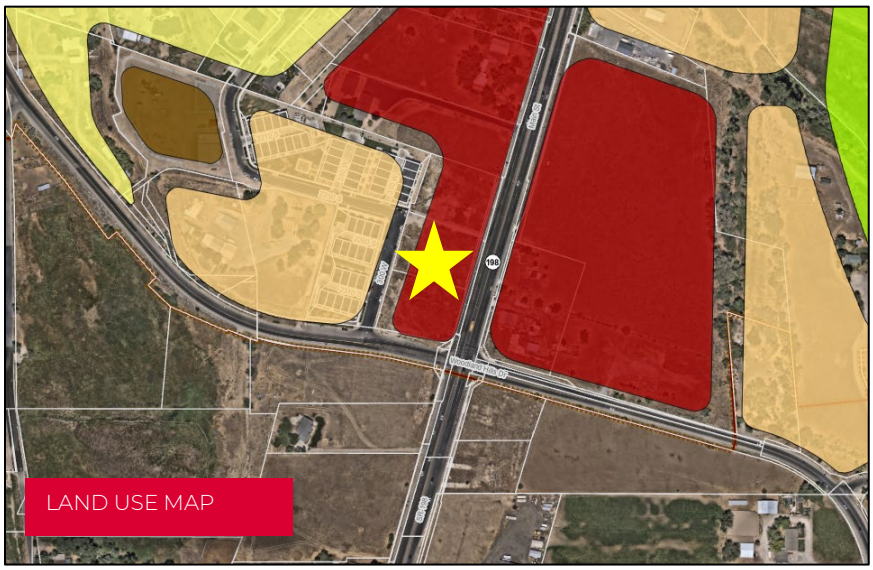




EXHIBIT 2

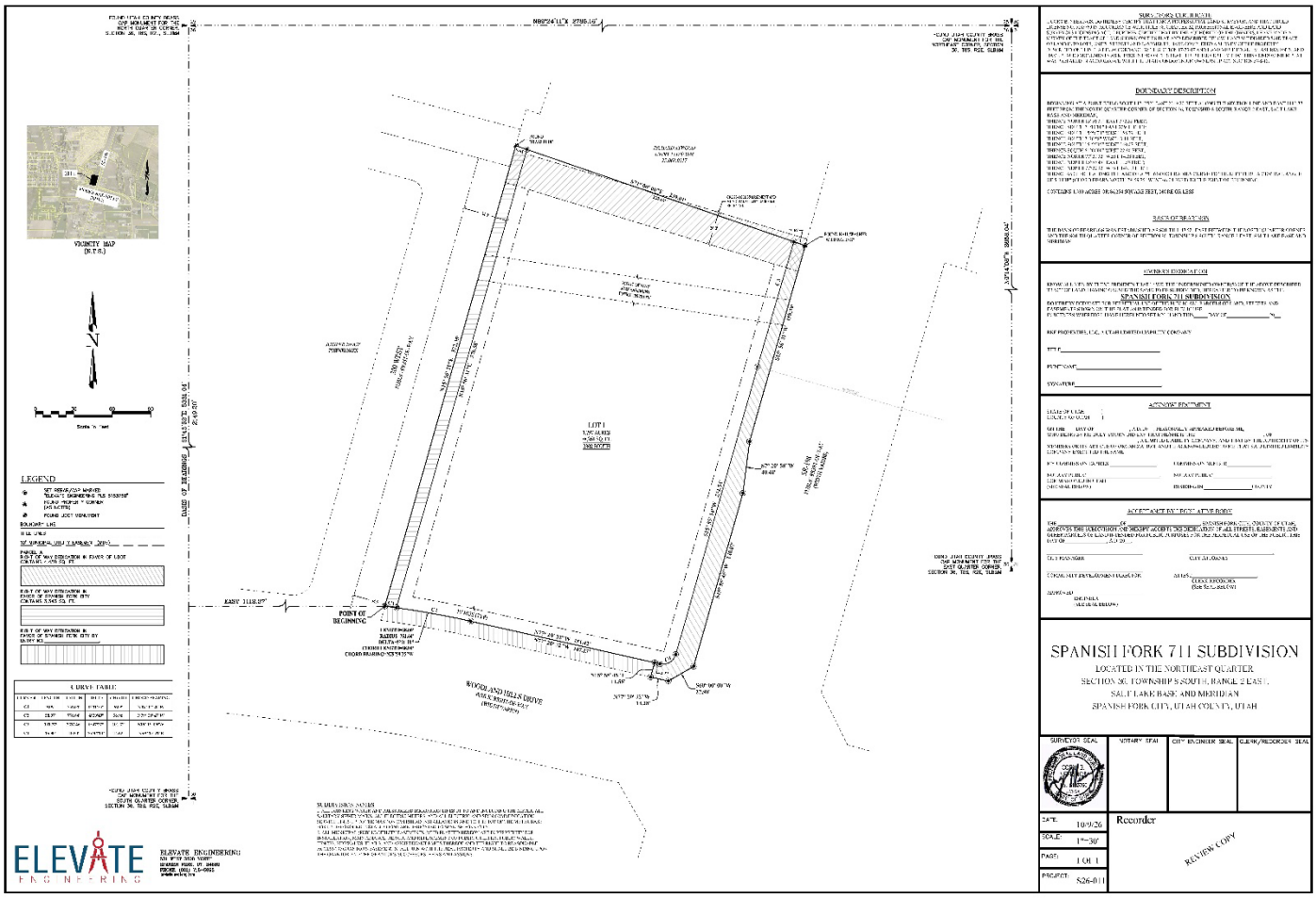
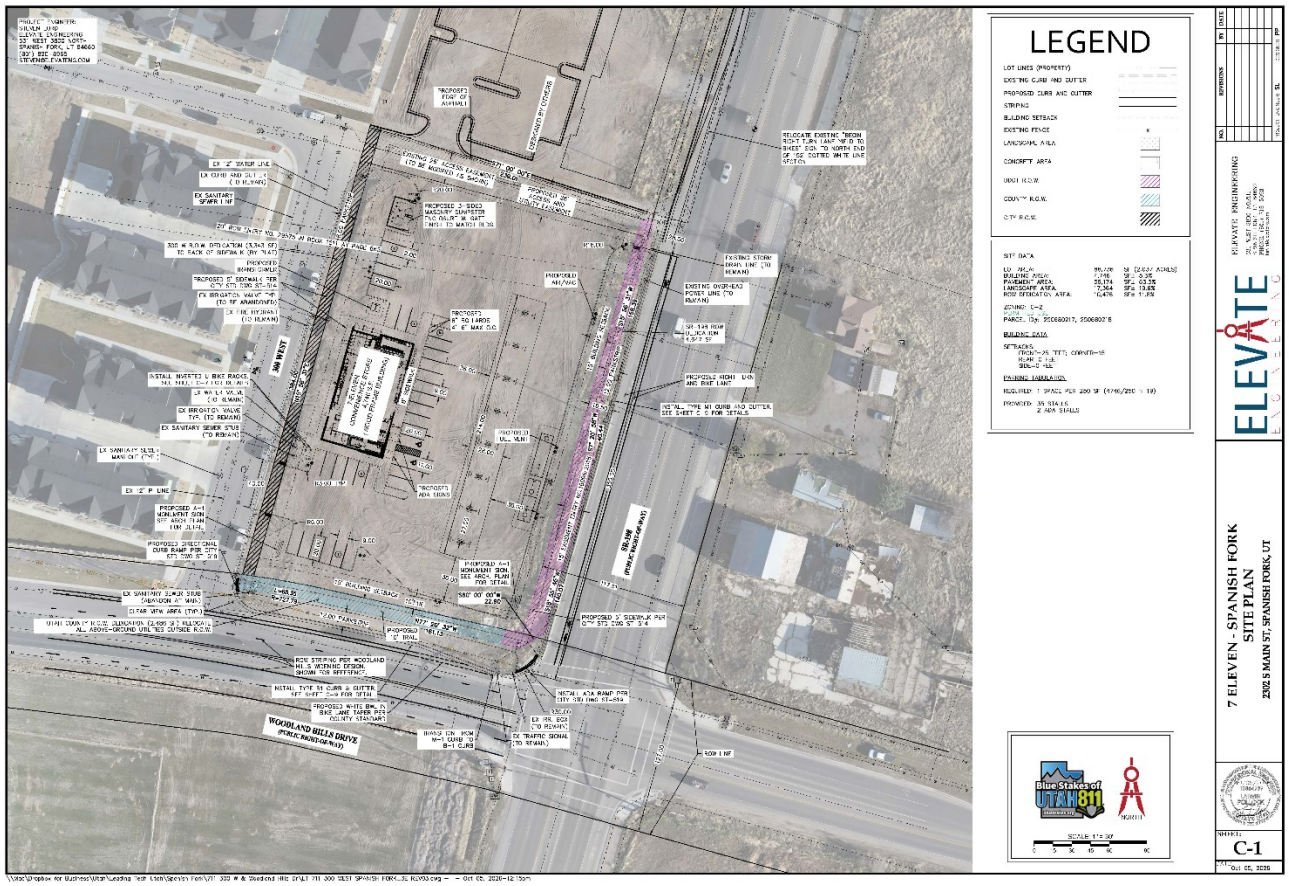
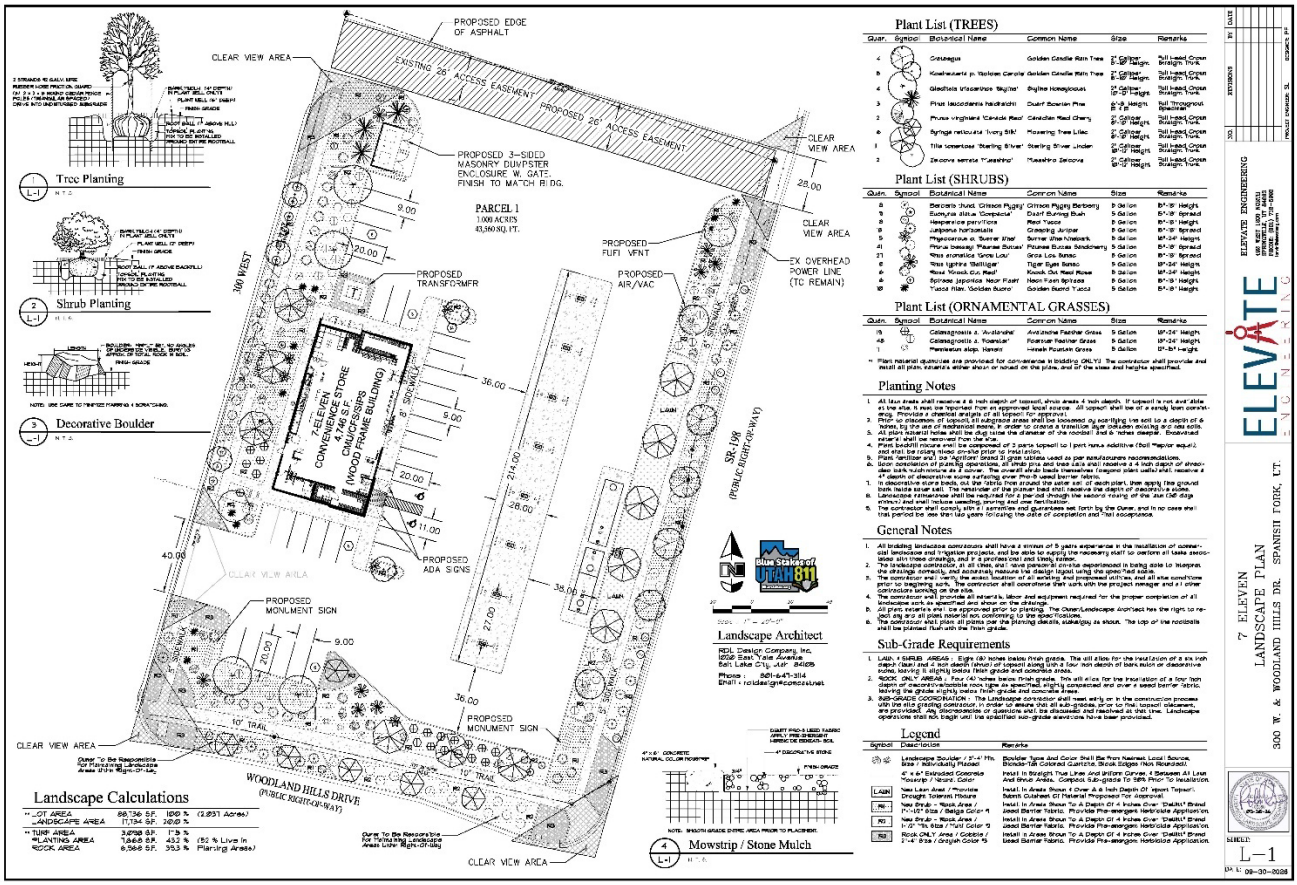

SPANISH FORK 711 SUBDIVISION
LOCATED IN THE NORTHEAST QUARTER
SECTION 36, TOWNSHIP 8 SOUTH, RANGE 2 EAST,
SALT LAKE BASE AND MERIDIAN
SPANISH FORK CITY, UTAH COUNTY, UTAH
BOUNDARY DESCRIPTION
BASIS OF BEARINGS
OWNER'S DEDICATION
ACKNOWLEDGMENT
ACCEPTANCE BY LEGISLATIVE BODY
LEGEND
CURVE TABLE
LOT 1
3.50 ACRES
152,507 SQ FT
POINT OF BEGINNING
WOODLAND HILLS DRIVE
VICINITY MAP
SURVEYOR'S SEAL
NOTARY SEAL
CITY ENGINEER SEAL
CLERK/RECORDER SEAL
DATE: 10/9/26
SCALE: 1"=30'
PAGE: 1 OF 1
PROJECT: 526-011
Recorder
REVIEW COPY
ELEVATE
ENGINEERING

EXHIBIT 3


LEGEND
7 ELEVEN - SPANISH FORK
SITE PLAN
2302 S MAIN ST, SPANISH FORK, UT
C-1


Plant List (TREES)
Plant List (SHRUBS)
Plant List (ORNAMENTAL GRASSES)
Planting Notes
General Notes
Sub-Grade Requirements
Legend
Landscape Calculations
Landscape Architect
7 ELEVEN
LANDSCAPE PLAN
300 W. & WOODLAND HILLS DR. SPANISH FORK, UT.
L-1

SPANISH FORK COMMUNITY DEVELOPMENT

7-Eleven
Site Plan
2300 South Main Street
2.03 acres
C-2 Zone
General Plan Designation
Commercial



PROPOSAL

The Applicant has applied for Site Plan approval to construct a new convenience store with gas sales.

The site currently consists of multiple parcels which will be combined by way of the proposed subdivision plat. The site will share access with the parcel to the north.

Some of the key issues include: 300 West access spacing, irrigation company approval, burying the powerline and intersection improvements with signal pole relocation.

STAFF RECOMMENDATION

That the proposed 7-Eleven Site Plan be approved based on the following finding and subject to the following conditions:

Finding

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

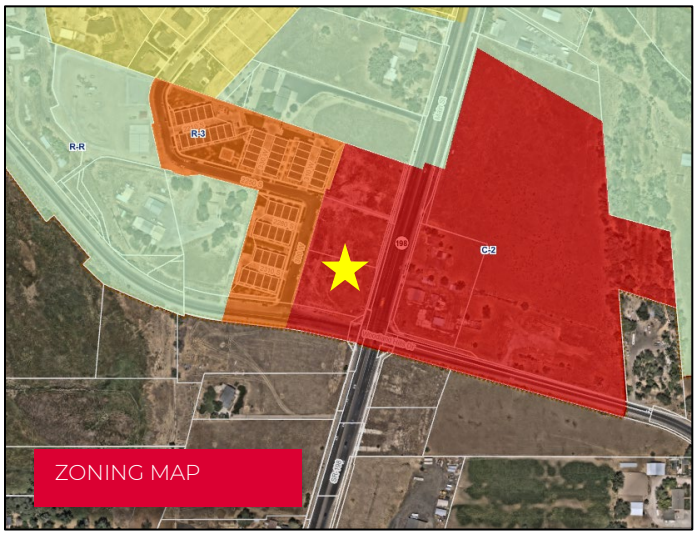
Conditions

1. That the Applicant meets the City's development and Construction Standards, zoning requirements and other applicable City ordinances.
2. That any remaining redlines are addressed and Site Plan fees paid prior to a Building Permit being issued.
3. That the subdivision plat is recorded prior to a Building Permit being issued.

EXHIBITS

1. Area Maps
2. Site Plan
3. Landscaping
4. Building Elevations

EXHIBIT 1



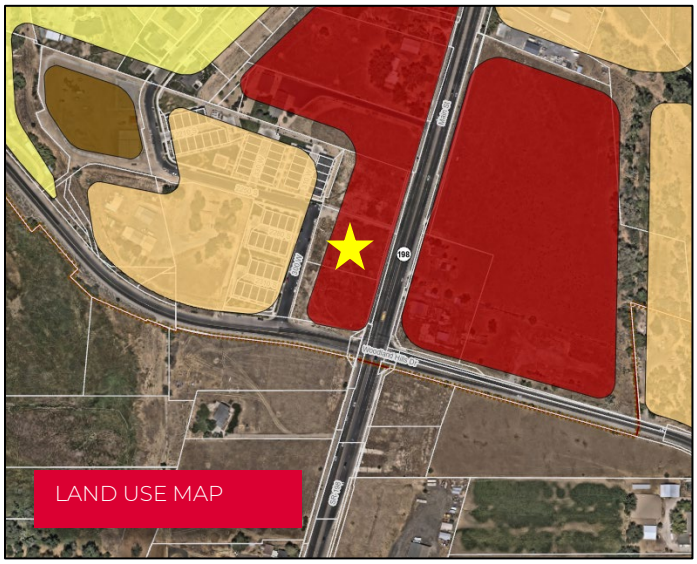




EXHIBIT 2

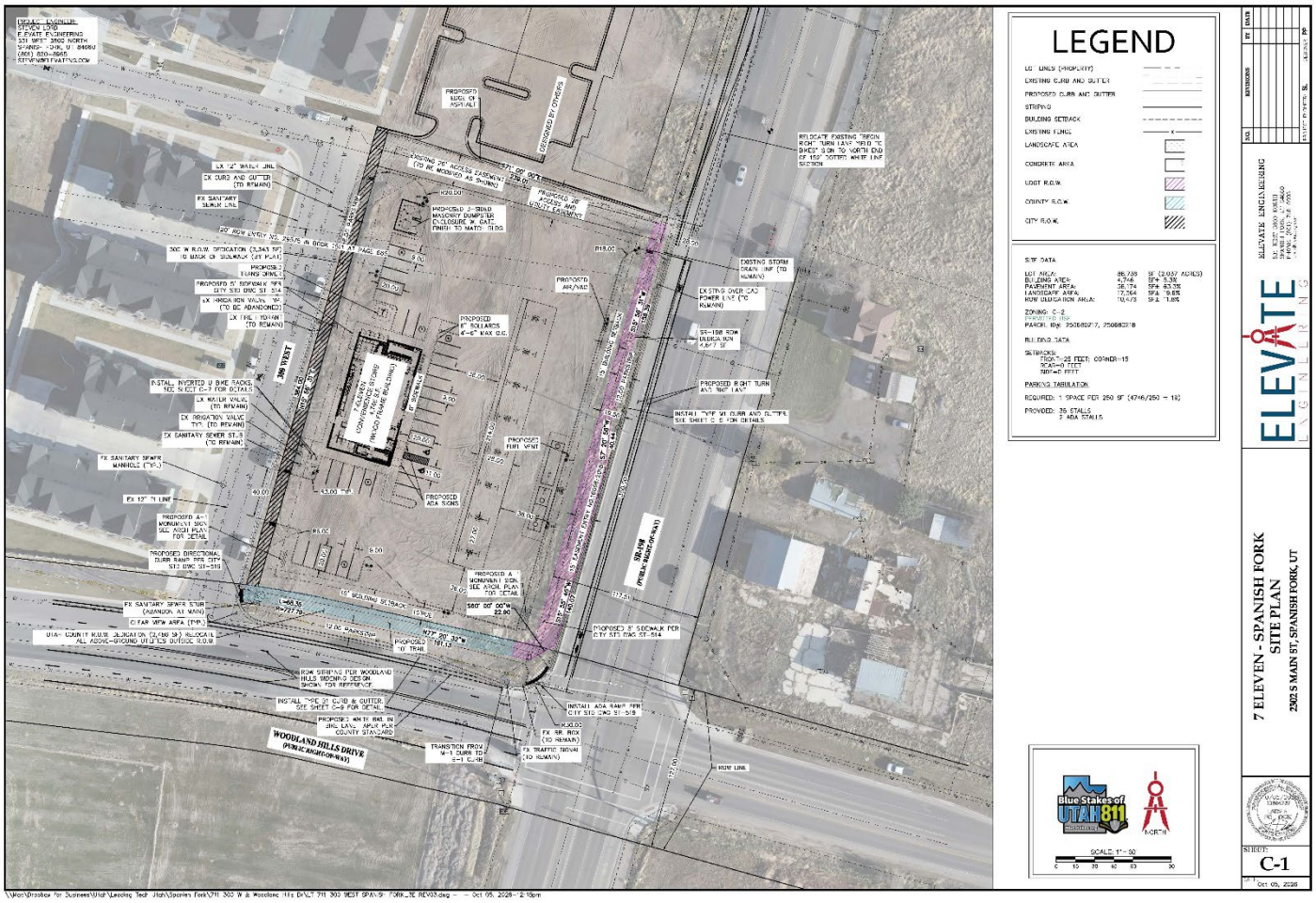
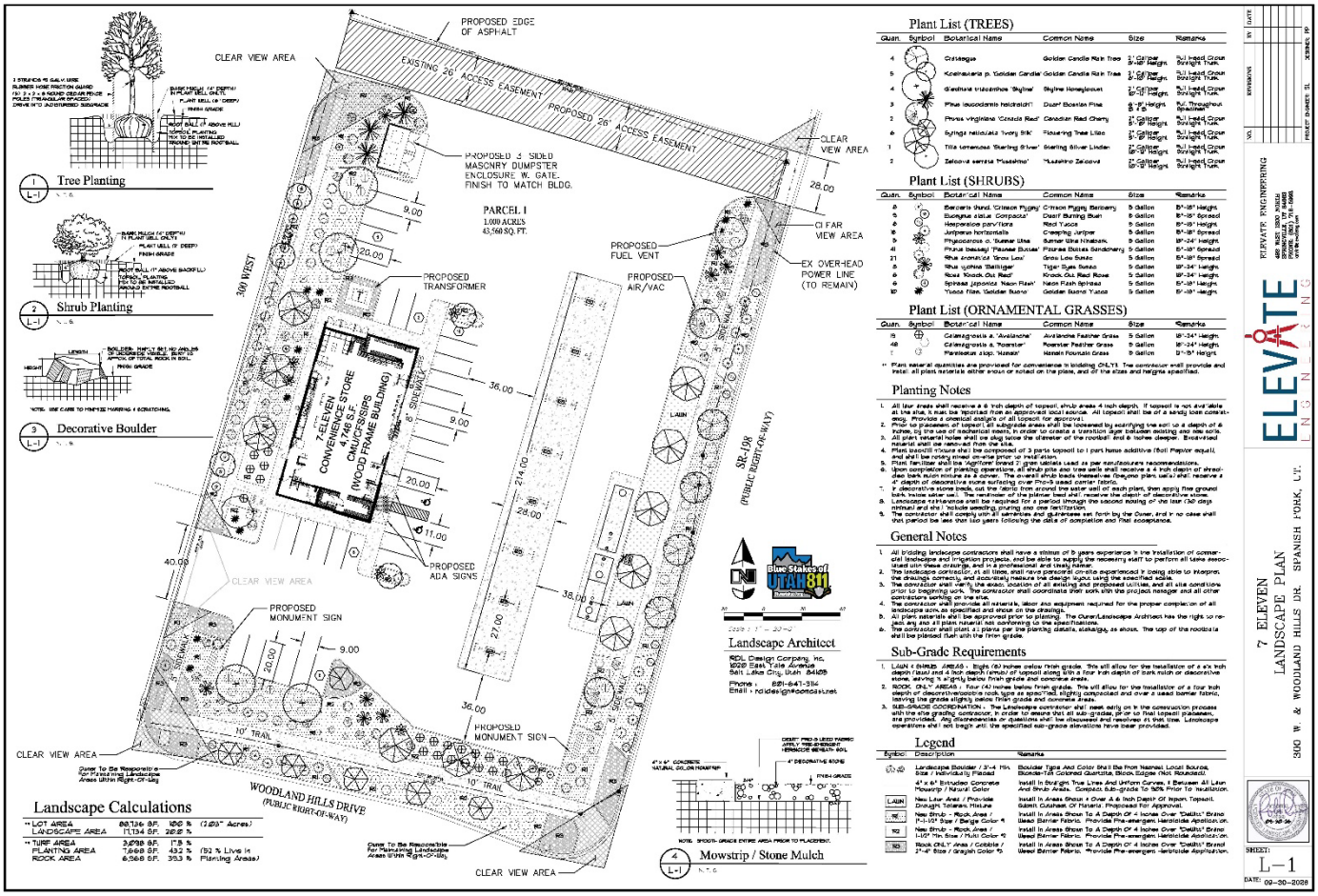

LEGEND
SITE DATA
7 ELEVEN - SPANISH FORK
SITE PLAN
2302 S MAIN ST, SPANISH FORK, UT
ELEVATE ENGINEERING
C-1
WOODLAND HILLS DRIVE
(PUBLIC RIGHT-OF-WAY)
Blue Stakes of UTAH 811
NORTH

EXHIBIT 3



Plant List (TREES)

Quan.	Symbol	Botanical Name	Common Name	Size	Remarks
4		Catalpa	Golden Candle Rain Tree	2" Caliper 8'-10' Height	B&J, Lined, Good Straight Trunk.
5		Koelreuteria p. 'Golden Candle'	Golden Candle Rain Tree	2" Caliper 8'-10' Height	B&J, Lined, Good Straight Trunk.
4		Gleditsia triacanthos 'Skyline'	Skyline Honeylocust	2" Caliper 8'-10' Height	B&J, Lined, Good Straight Trunk.
3		Pinus leucodermis 'Hotrichii'	Dusrt Bosnian Pine	6'-7' Height B & B	B&J, Throughout Specimen
2		Prunus virginiana 'Canada Red'	Canadian Red Cherry	2" Caliper 8'-10' Height	B&J, Lined, Good Straight Trunk.
6		Syringa reticulata 'Ivory Silk'	Flowering Tree Lilac	2" Caliper 8'-10' Height	B&J, Lined, Good Straight Trunk.
1		Tilia tomentosa 'Sterling Silver'	Sterling Silver Linden	2" Caliper 8'-10' Height	B&J, Lined, Good Straight Trunk.
2		Zelkova serrata 'Musashino'	'Musashino Zelkova	2" Caliper 8'-10' Height	B&J, Lined, Good Straight Trunk.

Plant List (SHRUBS)

Quan.	Symbol	Botanical Name	Common Name	Size	Remarks
8		Berberis thund. 'Crimson Pygmy'	Crimson Pygmy Barberry	5 Gallon	15"-18" Height.
5		Buxus microphylla 'Compacta'	Dwarf Burning Bush	5 Gallon	15"-18" Spread
6		Hesperaloe parviflora	Red Yucca	5 Gallon	15"-18" Height.
16		Juniperus horizontalis	Creeping Juniper	5 Gallon	15"-18" Spread
9		Physocarpus o. 'Summer Wine'	Summer Wine Ninebark	5 Gallon	15"-24" Height.
41		Prunus besseyi 'Pawnee Buttes'	Prairie Buttes Sandcherry	5 Gallon	15"-18" Spread
21		Rhus aromatica 'Gro-Low'	Gro-Low Sumac	5 Gallon	15"-18" Spread
8		Rhus typhina 'Bailtiger'	Tiger Eyes Sumac	5 Gallon	18"-24" Height.
6		Rosa 'Knock Out Red'	Knock Out Red Rose	5 Gallon	18"-24" Height.
6		Spiraea japonica 'Neon Flash'	Neon Flash Spiraea	5 Gallon	15"-18" Height.
10		Yucca filam. 'Golden Sword'	Golden Sword Yucca	5 Gallon	15"-18" Height.

Plant List (ORNAMENTAL GRASSES)

Quan.	Symbol	Botanical Name	Common Name	Size	Remarks
19		Calamagrostis a. 'Avalanche'	Avalanche Feather Grass	5 Gallon	18"-24" Height.
48		Calamagrostis a. 'Karl Foerster'	Foerster Feather Grass	5 Gallon	18"-24" Height.
7		Pennisetum alop. 'Hameln'	Hamlin Fountain Grass	5 Gallon	21"-15" Height.

** Plant several quantities are provided for convenience in bidding ONLY. The contractor shall provide and install all plant materials either shown or noted on the plans, and of the sizes and heights specified.

Planting Notes

1. All lawn areas shall receive a 6 inch depth of topsoil. shrub areas 4 inch depth. If topsoil is not available at the site, it must be imported from an approved local source. All topsoil shall be of a sandy loam consistency. Provide a chemical analysis of all topsoil for approval.
2. Prior to placement of topsoil, all subgrade areas shall be loosened by scarifying the soil to a depth of 6 inches, by the use of mechanical means, in order to create a transition layer between existing and new soils.
3. All plant material holes shall be dug twice the diameter of the rootball and 6 inches deeper. Brick-shaped material shall be removed from the site.
4. Plant backfill mixture shall be composed of 3 parts topsoil to 1 part humus additive (Soil Reactor equal), and shall be evenly mixed on-site prior to installation.
5. Plant fertilizer shall be 'Agriform' brand 21 gram tablets Lead as per manufacturers recommendations.
6. Upon completion of planting operations, all shrub pits and tree wells shall receive a 4 inch depth of shredded bark mulch mixture as a cover. The overall shrub beds thereafter, (beyond plan), shall receive a 4" depth of decorative stone surfacing over Pro-5 weed barrier fabric.
7. If decorative stone beds, cut the fabric from around the water well of each plant, then apply fine ground bark inside water well. The rendition of the planter bed shall receive the depth of decorative stone.
8. Landscape maintenance shall be required for a period through the second mowing of the new (30 days minimum) and shall include weeding, pruning and one fertilization.
9. The contractor shall comply with all tolerances and guarantees set forth by the Owner, and in no case shall that period be less than two years following the date of completion and final acceptance.

General Notes

1. All bidding landscape contractors shall have a minimum of 5 years experience in the installation of commercial landscape and irrigation projects, and be able to supply the necessary staff to perform all tasks associated with these drawings, and in a professional and timely manner.
2. The landscape contractor, at all times, shall have personnel on-site experienced in being able to interpret the drawings correctly, and accurately measure the design layout using the specified scales.
3. The contractor shall verify the exact location of all existing and proposed utilities, and all site conditions prior to beginning work. The contractor shall coordinate their work with the projects manager and all other contractors working on the site.
4. The contractor shall provide all materials, labor and equipment required for the proper completion of all landscape work as specified and shown on the drawings.
5. All plant materials shall be approved prior to planting. The Owner/Landscape Architect has the right to reject any and all plant material not conforming to the specifications.
6. The contractor shall plant all plans per the planting details, stakings, as shown. The top of the rootballs shall be planted flush with the finish grade.

Sub-Grade Requirements

1. LAWN & SHRUB AREAS - Eight (8) inches below finish grade. This will allow for the installation of a six inch depth (loose) and 4 inch depth (rehab) of topsoil along with a four inch depth of bark mulch or decorative stone, serving ½" slightly below finish grade and concrete areas.
2. ROCK ONLY AREAS - Four (4) inches below finish grade. This will allow for the installation of a four inch depth of decorative-weed-cloth, slightly compacted and over a used barrier fabric, leaving the grade slightly below finish grade and concrete areas.
3. SUB-GRADE COORDINATION - The Landscape contractor shall assist early on in the construction process with the site grading contractor, in order to ensure that all sub-grades, prior to final topsoil placement, are provided. Any discrepancies or questions shall be discussed and resolved at that time. Landscape operations shall not begin until the specified sub-grade elevations have been provided.

Legend

Symbol	Description	Remarks
	Landscape Boulder / 3'-4' Min. Size / Individually Placed	Boulder Type And Color Shall Be Free From Nearest Local Source. Boulder To Contain Colored Quartzite, Block Edges (Not Rounded).
	4" x 6" Extruded Concrete Mowstrip / Natural Color	Install In Straight, True Lines And Uniform Curves, 1" Between All Lawn And Shrub Areas. Compact Sub-grade To 95% Prior To Installation.
LAWN	New Lawn Area / Pro-Vide Drought Tolerant Mixture	Install In Areas Shown 4" Over A 6 Inch Depth Of Topsoil. Submit Cutsheet Of Material Proposed For Approval.
RC	New Shrub - Rock Area / 1"-1.5" Size / Beige Color ¶	Install In Areas Shown To A Depth Of 4 Inches Over "Dewitt" Brand Weed Barrier Fabric. Provide Pre-emergent Herbicide Application.
RO	New Shrub - Rock Area / 1.25" Min. Size / Multi Color ¶	Install In Areas Shown To A Depth Of 4 Inches Over "Dewitt" Brand Weed Barrier Fabric. Provide Pre-emergent Herbicide Application.
RO	Rock ONLY Area / Cobble / 3"-4" Size / Beigish Color ¶	Install In Areas Shown To A Depth Of 4 Inches Over "Dewitt" Brand Weed Barrier Fabric. Provide Pre-emergent Herbicide Application.

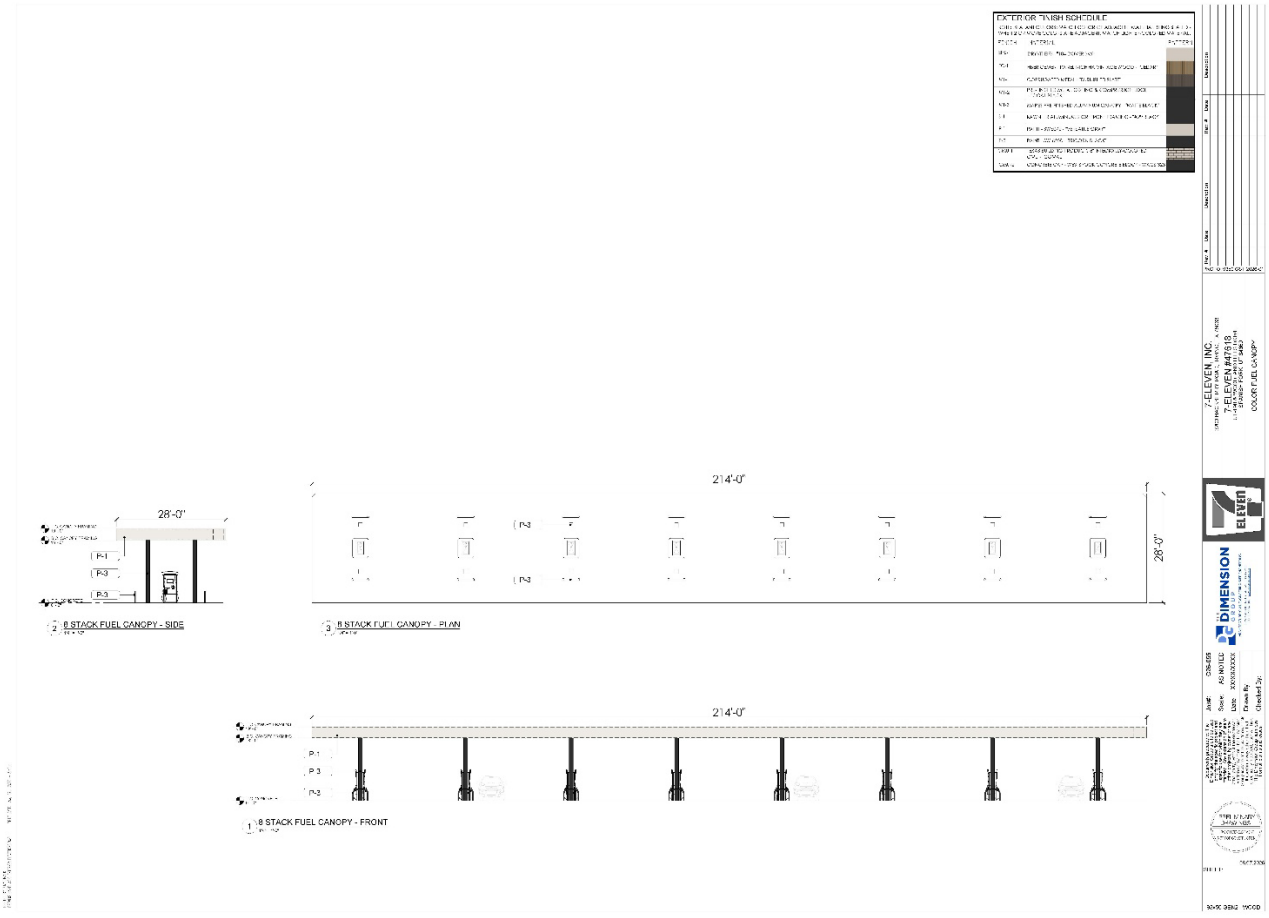
ELEVATE ENGINEERING
485 NORTH 1200 WEST
SPRINGVILLE, UT 84663
(801) 491-9960
www.elevateeng.com

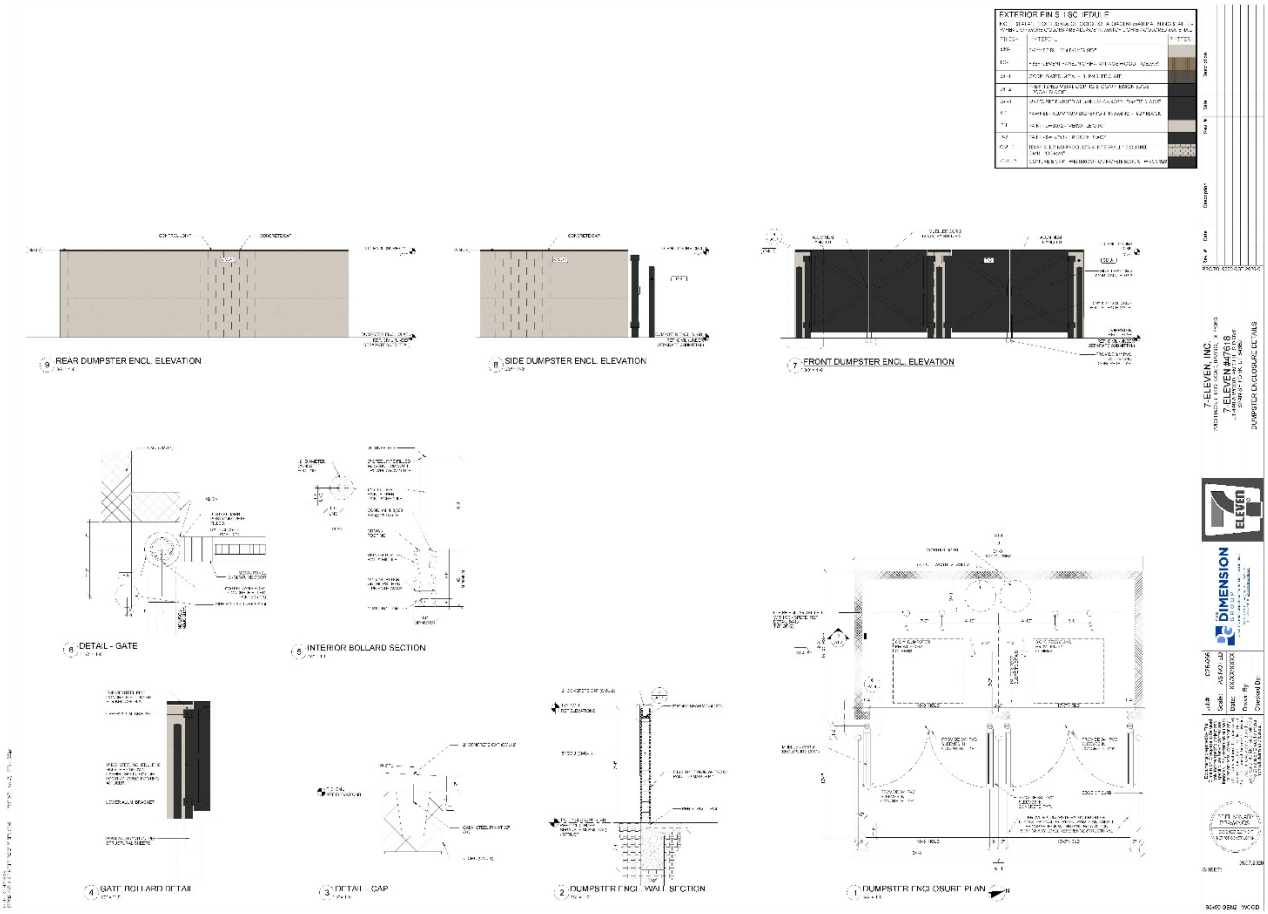
7 ELEVEN
LANDSCAPE PLAN
300 W. & WOODLAND HILLS DR. SPANISH FORK, UT.

SHEET: L-1
DATE: 09-30-2020

EXHIBIT 4


EXTERIOR FINISH SCHEDULE
ELEVATION - REAR (WEST)
ELEVATION - RIGHT (NORTH)
ELEVATION - LEFT (SOUTH)
ELEVATION - FRONT (EAST)
7-ELEVEN, INC.
7-ELEVEN #47618
DIMENSION


EXTERIOR FINISH SCHEDULE
28'-0"
8 STACK FUEL CANOPY - SIDE
214'-0"
8 STACK FUEL CANOPY - PLAN
214'-0"
8 STACK FUEL CANOPY - FRONT
7-ELEVEN, INC.
7-ELEVEN #47618
DIMENSION


EXTERIOR FINISH DETAIL
9 REAR DUMPSTER ENCL. ELEVATION
8 SIDE DUMPSTER ENCL. ELEVATION
7 FRONT DUMPSTER ENCL. ELEVATION
6 DETAIL - GATE
5 INTERIOR BOLLARD SECTION
4 GATE BOLLARD DETAIL
3 DETAIL - CAP
2 DUMPSTER ENCL. WALL SECTION
1 DUMPSTER ENCLOSURE PLAN
7-ELEVEN, INC.
7-ELEVEN #47618
DUMPSTER ENCLOSURE DETAILS
DIMENSION

700 SOUTH

3400 EAST

1	25,093 SF	0.58 ac.
2	14,385 SF	0.33 ac.
3	11,226 SF	0.26 ac.
4	11,257 SF	0.26 ac.
5	11,257 SF	0.26 ac.
6	11,257 SF	0.26 ac.
7	11,257 SF	0.26 ac.
8	11,257 SF	0.26 ac.
9	11,257 SF	0.26 ac.
10	11,257 SF	0.26 ac.
11	11,205 SF	0.26 ac.
12	13,114 SF	0.30 ac.
13	12,895 SF	0.30 ac.
14	12,811 SF	0.29 ac.
15	13,823 SF	0.32 ac.
16	13,793 SF	0.32 ac.
17	13,733 SF	0.32 ac.
18	23,276 SF	0.53 ac.
19	12,722 SF	0.29 ac.
20	14,186 SF	0.33 ac.
21	22,796 SF	0.52 ac.
22	20,182 SF	0.46 ac.
23	13,713 SF	0.31 ac.
24	20,345 SF	0.48 ac.
25	14,205 SF	0.33 ac.
26	14,396 SF	0.33 ac.
27	14,436 SF	0.33 ac.
28	16,000 SF	0.37 ac.
29	25,487 SF	0.59 ac.
30	16,614 SF	0.38 ac.
31	19,346 SF	0.44 ac.
32	15,988 SF	0.37 ac.
33	12,143 SF	0.28 ac.
34	12,682 SF	0.29 ac.
35	12,681 SF	0.29 ac.
36	12,681 SF	0.29 ac.
37	12,681 SF	0.29 ac.
38	12,682 SF	0.29 ac.
39	12,681 SF	0.29 ac.
40	12,681 SF	0.29 ac.
41	12,516 SF	0.29 ac.
42	10,293 SF	0.24 ac.
43	10,293 SF	0.24 ac.
44	10,293 SF	0.24 ac.
45	18,438 SF	0.42 ac.
46	23,125 SF	0.53 ac.
47	14,378 SF	0.33 ac.
48	9,250 SF	0.21 ac.
49	9,250 SF	0.21 ac.
50	12,923 SF	0.30 ac.
51	23,958 SF	0.55 ac.
52	17,274 SF	0.40 ac.
53	17,364 SF	0.40 ac.
54	17,356 SF	0.40 ac.
55	16,346 SF	0.38 ac.
56	15,268 SF	0.35 ac.
57	20,507 SF	0.47 ac.
58	16,940 SF	0.39 ac.
59	8,773 SF	0.20 ac.
60	12,068 SF	0.28 ac.
61	12,068 SF	0.28 ac.
62	12,068 SF	0.28 ac.
63	12,068 SF	0.28 ac.
64	10,310 SF	0.24 ac.
65	10,310 SF	0.24 ac.
66	10,310 SF	0.24 ac.
67	10,310 SF	0.24 ac.
68	10,310 SF	0.24 ac.
69	17,439 SF	0.40 ac.
70	21,080 SF	0.48 ac.
71	14,032 SF	0.32 ac.
72	15,476 SF	0.36 ac.
73	15,264 SF	0.35 ac.
OPEN SPACE	10,547 SF	0.24 ac.
Site E Option 3 4.33 Acres 324 Stalls	672	217,600 SF 5.00 ac.

ACREAGE=40.30 ACRES
CHURCH=5.00 ACRES, 0.78 ACRES (HALF ROAD)
SINGLE FAMILY=34.52 ACRES
SINGLE FAMILY LOTS=73
DENSITY=2.11 UNITS PER ACRE

NORTH
10 40 160
0 20 80 240

(24"x36")
SCALE 1" = 80'
(11"x17")
SCALE 1" = 160'

SHEET NO. 1

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

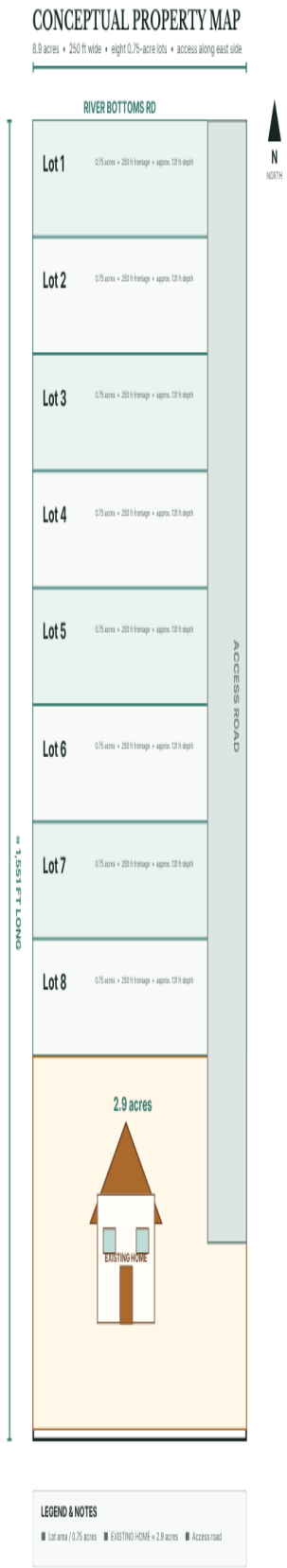
CONCEPT PLAN

SPANISH FORK, UTAH

STEWART PROPERTY

ATLAS ENGINEERING
CIVIL · STRUCTURAL · SURVEY
PHONE:801-655-0566
946 E 800 N, SUITE A
SPANISH FORK, UT 84660

C:\USERS\JARED\ATLAS ENGINEERING\COMMUNICATION SITE - DOCUMENTS\1.0 OPERATIONS\1.1 - CIVIL\2025\25-024 STEWART PROPERTY\CADD\CONCEPT\CONCEPT 7 CHURCH.DWG


CONCEPTUAL PROPERTY MAP
8.9 acres • 250 ft wide • eight 0.75-acre lots • access along east side
RIVER BOTTOMS RD
N
NORTH
Lot 1
Lot 2
Lot 3
Lot 4
Lot 5
Lot 6
Lot 7
Lot 8
ACCESS ROAD
≈ 1,551 FT LONG
2.9 acres
EXISTING HOME
LEGEND & NOTES
Lot area / 0.75 acres
EXISTING HOME + 2.9 acres
Access road



SPANISH FORK CITY
ENGINEERING & SURVEYING
40 SOUTH MAIN STREET
SPANISH FORK, UTAH 84660
(801) 804-4550

SPANISH FORK ENGINEERING

3400 E PARK CONCEPT
SPANISH FORK - UTAH

	DATE	BY	REVISION

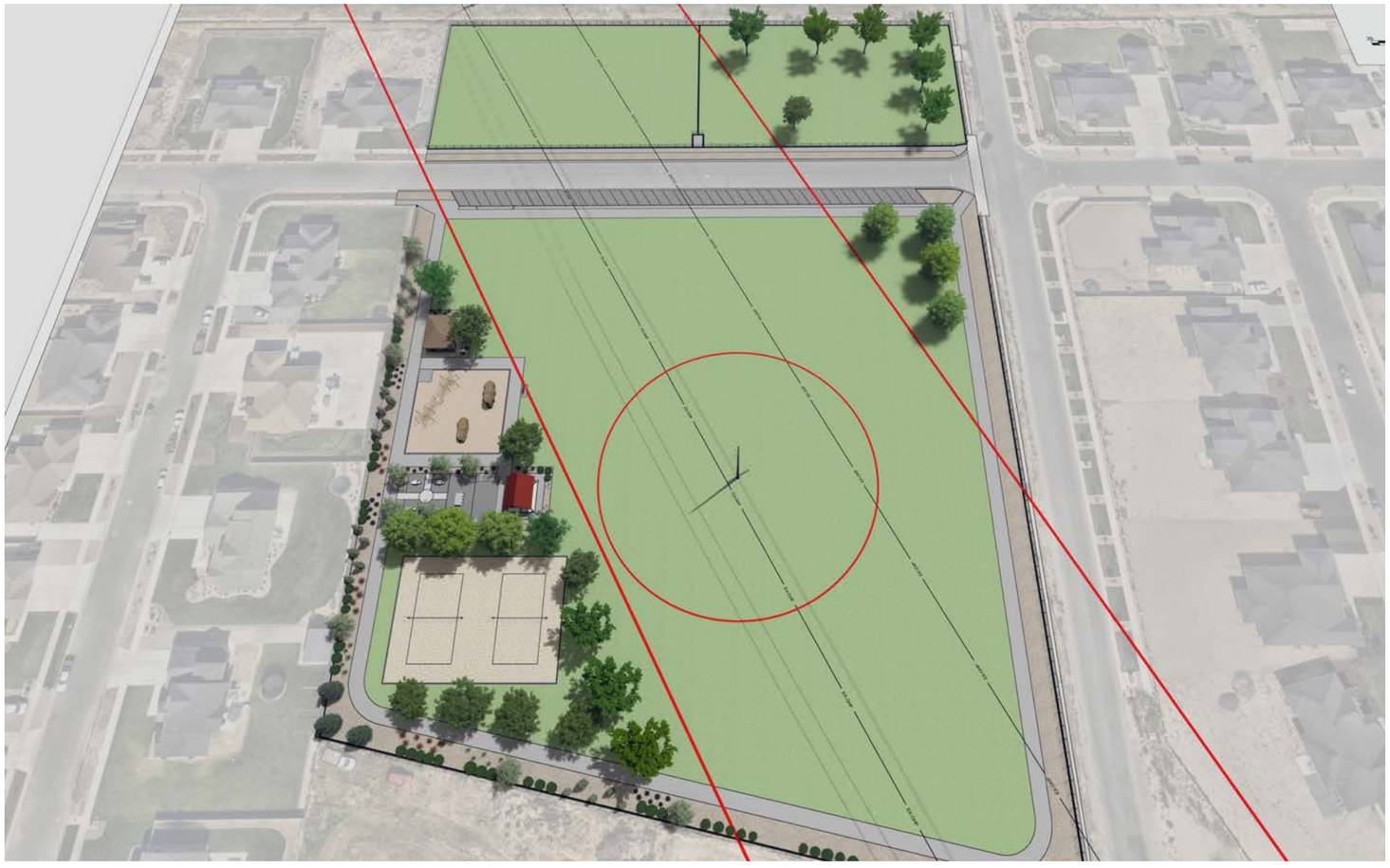
DRAWN: BTS
DESIGN: BTS
CHECK: BM
DATE: 1/09/2026

CONCEPT PLAN

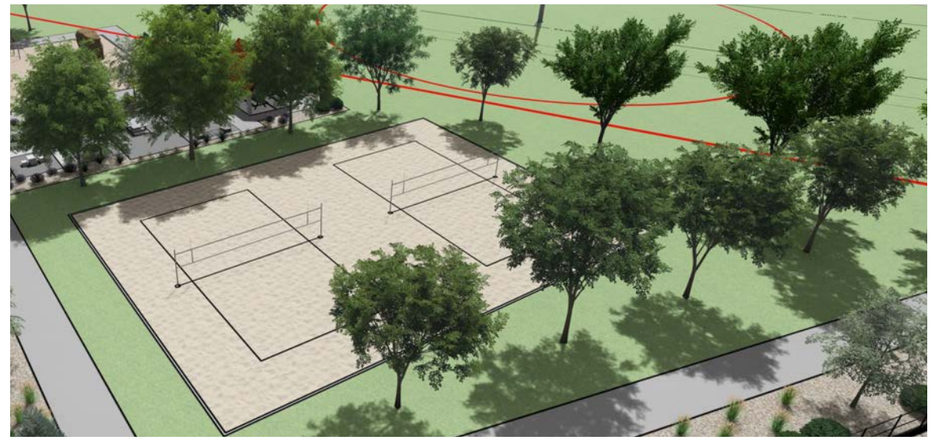
SCALE: 1" = 40"

DRAWING #:

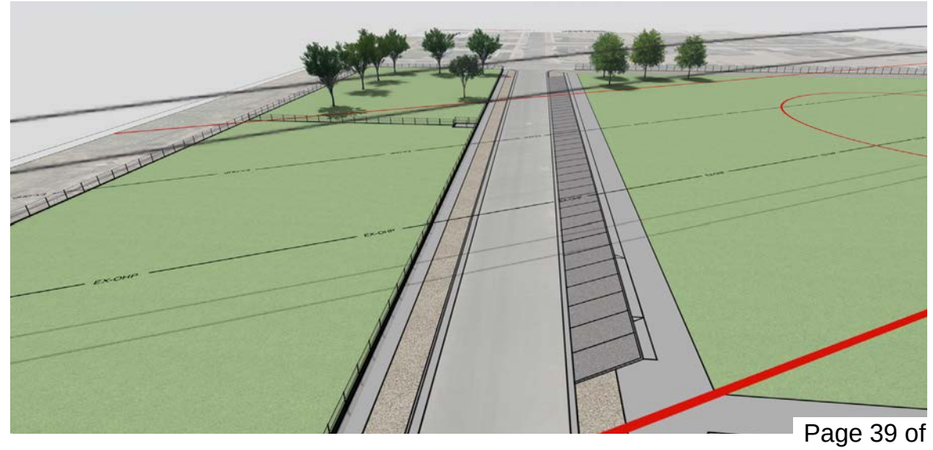
3400 E PARK CONCEPT RENDERING













VICINITY MAP
NOT TO SCALE

SITE INFORMATION

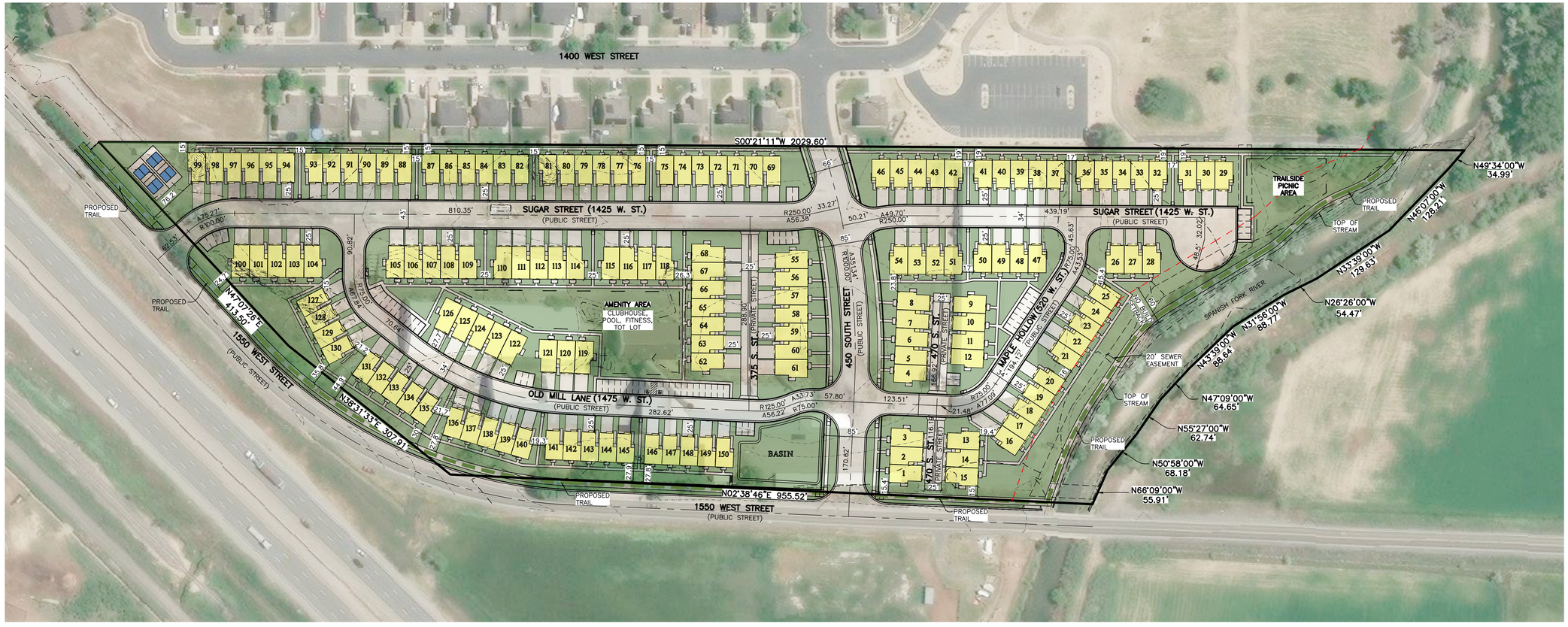
PARCEL #:	250-160-025
EX. ZONING:	R-R (RURAL RESIDENTIAL)
PRO. ZONING:	R-4 (RESIDENTIAL DISTRICT)
PROJECT AREA:	17.36 ACRES TOTAL ACREAGE (15.78 ACRES DEVELOPABLE)
RESIDENTIAL AREA:	15.78 ACRES 150 TOWNHOMES 150 TOTAL DWELLINGS (143/15.78 ACRES = 9.5 UNITS/ACRE)
RESIDENTIAL PARKING:	(2.50 STALLS PER UNIT REQUIRED) TOWNHOMES: 300 GARAGE STALLS DRIVEWAY STALLS: 300 GUEST STALLS: 63 TOTAL: 663 STALLS PROVIDED, 375 REQUIRED

BOUNDARY DESCRIPTION

PART OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 8 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT BEING 2362.38 FEET SOUTH 01°09'11" WEST ALONG THE SECTION LINE AND 1344.49 FEET NORTH 88°50'49" WEST FROM THE SOUTHEAST CORNER OF SAID SECTION 23 (SAID SOUTHEAST CORNER BEING NORTH 89°58'58" WEST 2602.46 EAST FROM THE SOUTH QUARTER CORNER OF SAID SECTION 23); THENCE SOUTH 00°21'11" WEST 2029.60 FEET; THENCE NORTH 49°34'00" WEST 34.99 FEET; THENCE NORTH 46°07'00" WEST 128.21 FEET; THENCE NORTH 33°39'00" WEST 129.63 FEET; THENCE NORTH 26°26'00" WEST 54.47 FEET; THENCE NORTH 31°56'00" WEST 88.77 FEET; THENCE NORTH 43°39'00" WEST 88.64 FEET; THENCE NORTH 47°09'00" WEST 64.65 FEET; THENCE NORTH 55°27'00" WEST 62.74 FEET; THENCE NORTH 50°58'00" WEST 68.18 FEET; THENCE NORTH 66°09'00" WEST 55.91 FEET; THENCE NORTH 38°31'33" EAST 307.91 FEET; THENCE NORTH 47°07'26" EAST 413.50 FEET TO THE POINT OF BEGINNING.

CONTAINING 756,396 SQUARE FEET OR 17.364 ACRES.



80 0 80 160 240'
Scale: 1" = 80'

Sugar Stack Townhomes

Spanish fork, Utah county, Utah

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TRAFFIC ENGINEERS • STRUCTURAL ENGINEERS • LANDSCAPE ARCHITECTS

REVISIONS
DATE | DESCRIPTION

Sugar Stack Townhomes
SPANISH FORK, UTAH COUNTY, UTAH

Concept Plan

Project Info.
Engineer: N. Reeve
Planner: C. Cave
Designer: E. Roche
Date: 9-2-26
Name: SUGAR STACK TOWNHOMES
Number: 7832-05

Sheet 1 of 1 Sheets