Amended Planning Commission Agenda

Wednesday, November 4, 2026

80 South Main Street in the Council Chambers at Library Hall

Planning Commission Agenda
PUBLIC NOTICE is hereby given that the Planning Commission 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, with a work session commencing at 5:00 p.m., and the Planning Commission Meeting commencing at 6:00 p.m. on November 4, 2026.
Planning Commissioners

Michelle Carroll
Michael Clayson
Paul Dayton
Dave Woodhouse
Darrin Mellor
Megan Johnson

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 Planning Commission 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.

Page

1. 5:00 pm WORK SESSION- No formal actions are taken in a work session

2. 6:00 pm Agenda Items

3. Approval of Minutes

3.1 October 7, 2026 — 3
minutes.planningcommission.10-7-2026.pdf

4. Action Items

4.1 Swenson Industrial Preliminary Plat — 16
This proposal involves approval of a Preliminary Plat for one industrial lot located at 1730 West SR-77.

report.pc.swensonindustrialplat.11-4-2026.pdf

5. Public Hearings

5.1 South Valley Village Zone Change & Preliminary Plat 20

a. South Valley Village Annexation (No Public Hearing)

b. South Valley Village Zone Change

c. South Valley Village Preliminary Plat

d. South Valley Village (Anderson) Preliminary Plat

This proposal involves changing the current zoning of multiple properties from I-1, B-P and C-2 to P-F, C-2 and the R-4 with the Master Planned Development Overlay to accommodate commercial lots and two residential subdivisions with a combined total of 896 multi-family residential units as a Master Planned Development to be located at approximately 2400 North Canyon Creek Parkway. This proposal also involves a request to annex 18.76 acres of land into the city. The subject parcels are located at approximately 2400 North Canyon Creek Parkway.

report.pc.southvalleyannexation.11-4-2026.pdf

report.pc.southvalleyvillage.11-4-2026.pdf

6. ADJOURN

Draft Minutes
Spanish Fork City Planning Commission
80 South Main Street
Spanish Fork, Utah
October 7, 2026

Commission Members Present: Chairperson Michelle Carroll, Paul Dayton, Dave Woodhouse, Darrin Mellor, Megan Johnson.

Staff Members Present: Dave Anderson, Community Development Director; **Brandon Snyder,** Senior Planner; **David Mann**, Senior Planner; **Josh Wagstaff**, Assistant City Engineer; **Joshua Nielsen**, Assistant City Attorney.

Citizens Present: Jill Franklin, Shayne Clayson, Paula Clayson, Paul Pullman, Ashley Christiansen, Rich Smith, Cindy Smith, Adam Fratto, Brett Wichoite, Susan Jurkatis, Greg Jurkatis, Kelly Porter, April Porter, Mike McDonald, Ethan McEntire, Steven Lord, Brandon Denison, Joseph Earnest, Cary Conners.

WORK SESSION

Chairperson Michelle Carroll called the meeting to order at 5:58 p.m.

PRELIMINARY ACTIVITIES

Pledge of Allegiance
Commissioner Mellor led the pledge.

MINUTES

September 2, 2026

Commissioner Woodhouse **moved** to approve the minutes of September 2, 2026.

Commissioner Dayton **seconded** and the motion passed all in favor.

ZONE CHANGE

Builders FirstSource

David Mann reviewed a request to change the zoning of property in the industrial area of the City adjacent to an existing railroad. The property had been annexed approximately one year earlier with a Rural Residential zoning, while the surrounding City properties and the General Plan designation were Industrial. The applicant proposed an industrial building and outdoor lumber yard. A concept plan had been provided, but a Site Plan application had not been submitted.

Brett Wilhoite, Director of Construction for Builders FirstSource and project manager, explained that increased customer demand and anticipated growth required a larger facility than the company's existing Spanish Fork lumber yard. He stated that the proposed use would be similar to the existing operation and would provide room for expansion and rail service. The company was conducting due diligence for the property purchase and seeking the necessary light industrial zoning.

In response to questions from Commissioner Dayton about rail service, Mr. Wilhoite described a proposed spur from the existing Union Pacific line. He said each spur would accommodate approximately six or seven center-beam railcars. The company expected conceptual development approval before the end of the year, followed by a construction approval process that Union Pacific indicated could take up to 12 months.

Commissioner Mellor asked about operating hours and deliveries. The existing yard generally operates from 6:00 a.m. to 4:00 p.m. in summer and 7:00 a.m. to 4:00 p.m. in winter, with occasional later vehicle returns. Rail deliveries would follow the railroad's schedule and could occur after business hours. Mr. Wilhite explained that the railroad could access the secured yard to deliver cars when company personnel were not present.

Chairperson Carroll opened the public hearing at 6:05 p.m.

There was no public comment.

Chairperson Carroll closed the public hearing at 6:05 p.m.

During Commission discussion, Commissioner Dayton stated that the proposal was straightforward and consistent with the planned use of the area.

Commissioner Johnson **moved** to recommend approval of the proposed Builders FirstSource Zone Map Amendment based on the following findings:

Findings:

1. That the proposal is consistent with the City's General Plan designation of Industrial.
2. That the surrounding properties in Spanish Fork are currently zoned I-1.

Commissioner Woodhouse **seconded** and the motion **passed** all in favor.

ZONE CHANGE AND PRELIMINARY PLAT

Nelson Commercial

Brandon Snyder reviewed the request for a Zone Change and Preliminary Plat for slightly more than three acres on the west side of South Main Street. The property was zoned Rural Residential, contained an existing home and outbuildings, and had a Commercial General Plan designation. The applicant proposed C-2 General Commercial zoning and subdivision into five commercial lots.

Mr. Snyder described a shared access between Lots 1 and 2 and ongoing coordination with UDOT. He noted that the applicant had contacted adjacent property owners about coordinated redevelopment but that a joint proposal had not been reached. The proposal included utility connections from infrastructure installed with the townhome development to the south. He explained that the Zone Change would be a recommendation and that the Commission would act administratively on the Preliminary Plat, with any approval contingent upon Council approval of the Zone Change.

Mike McDonald described the property as having limited Main Street frontage and substantial depth. He proposed recorded access easements to the north and south to allow adjoining properties to connect if they redeveloped. Potential uses included smaller office or retail-office buildings, such as dental offices, with shared parking. No individual building plans had been submitted to the city.

Mr. McDonald explained that a substantial hill affected the rear portion of the property. He was working with an engineer on grading and wall requirements and had discussed possible hill removal with an adjoining owner. He stated that development of the affected lot would depend on resolving the grading issues through subsequent review. Regarding Main Street access, he said UDOT had directed the access toward the center of the

frontage, rather than combining commercial access with the existing neighboring residential driveways.

Chairperson Carroll opened a combined public hearing for the Zone Change and Preliminary Plat at 6:17 p.m.

Kelly Porter, 2198 South Main Street, stated that he lived immediately south of the property and opposed the proposal. He described severe dust, sand, weeds, tumbleweeds, noise, and construction impacts from nearby developments, including damage to his home and yard. He stated that repeated complaints had not resolved those problems. He questioned locating commercial development between existing residences and expressed concern about property values, loss of views, and the future of his property.

Chairperson Carroll closed the public hearing at 6:20 p.m.

Mr. Woodhouse asked whether the city could improve dust control and construction-hour enforcement. Dave Anderson acknowledged the severity of dust associated with the Sunroc development referenced by Mr. Porter and described frequent inspector involvement and the practical difficulty of controlling dust after extensive vegetation removal. Mr. Anderson stated that noisy construction should not occur before 7:00 a.m. and generally should end by 10:00 p.m., and described coordination with inspectors and police when violations were reported.

Mr. McDonald stated that he understood a six-foot decorative concrete wall would be required around the property as part of the development improvements. He expressed the view that the proposal would not devalue neighboring property.

Commissioner Mellor asked about the existing land use designations around the subject property. Mr. Snyder clarified the difference between the Commercial General Plan designation and existing zoning and noted that the surrounding mapped Commercial areas were anticipated to develop commercially over time.

Commissioner Woodhouse **moved** to recommend approval of the proposed Nelsen Commercial Zone Change based on the following finding:

Finding:

1. The proposal is consistent with the City's General Plan land use designation of Commercial.

Commissioner Dayton **seconded** and the motion **passed** all in favor.

Commissioner Dayton stated that the neighboring resident's concerns should not be dismissed and encouraged the city to support complaints and enforce applicable requirements.

Commissioner Dayton **moved** to approve of the proposed Nelson Commercial Preliminary Plat based on the following finding and conditions:

Finding:

1. That the proposal conforms to the City's General Plan Designation of Commercial.

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 redlines.
3. That the Preliminary Plat approval is contingent upon the City Council approving of the associated Zoning Map Amendment.

Commissioner Woodhouse **seconded** and the motion **passed** all in favor.

GENERAL PLAN MAP AMENDMENT AND ZONE CHANGE

Shady Oaks Event Center

Mr. Mann reviewed the proposed event center near the golf course at River Bottoms Road and Powerhouse Road. The property contains an existing residence in the R-1-30 Zone, and has a Medium Density Residential General Plan designation. Earlier residential concepts had encountered challenges because of substantial grade changes, existing landscaping, and vegetation. The Applicant proposed the Commercial Office Zone and a Mixed Use General Plan designation.

The concept would retain and remodel the existing home, add event space, and a parking lot between the building and River Bottoms Road. Mr. Mann said the intent was to disturb the property as little as possible and preserve its natural grade and vegetation. Staff and the Development Review Committee recommended approval of both amendments.

The Commission asked questions about feasibility, parking, road improvements, and occupancy. Mr. Mann indicated that the concept appeared to provide approximately 60 to 65 parking spaces, exceeding the estimated requirement for the proposed use and floor

area. Buffering and frontage improvements would be addressed during Site Plan review. Mr. Mann described the difficulty of constructing conventional improvements along the steep Powerhouse Road frontage without extensive grading and vegetation removal. Maximum occupancy would depend on the final building design and applicable building requirements.

Rich and Cindy Smith described plans for a greenhouse-style event space with a glass roof, interior greenery, and masonry or similar finishes. They intended to preserve existing oak trees and adapt the house for dressing rooms, kitchen, storage, and family areas. They said the neighboring property owners generally supported the proposed reuse when they had met to discuss the concept.

Mr. and Mrs. Smith described approximately 2,400 to 2,500 square feet of new event space, with seating for about 12 to 15 tables of eight people, depending on layout. They did not anticipate hosting 200 to 300 people at one time. Events would initially be indoors, with a possible outdoor ceremony area considered in a later phase. They anticipated year-round operations and said they would not use outdoor speakers for amplified parties. A six-foot masonry wall was proposed along the adjoining residential area.

Chairperson Carroll opened the public hearing for the General Plan Map Amendment and Zone Change at 6:43 p.m.

Jill Franklin, who lives in the adjoining cul-de-sac, expressed concern about adequate on-site parking, overflow into residential streets, and enforcement. She requested signs discouraging event parking in residential areas and fencing extending beyond the proposed masonry wall to protect neighboring privacy. She said the concept was attractive compared with other proposals but questioned what could occur under Commercial Office zoning if this business did not proceed. She also described existing traffic noise and the desire to preserve the neighborhood's residential character.

Susan Jurkatis, trustee of the property, expressed support. She described her family's long connection to the home and said the proposal would preserve the trees and qualities her mother valued.

Cary Connors, an adjacent resident, expressed concern about a lasting change to commercial zoning and the range of possible future uses. The speaker was not necessarily opposed to the proposed building but questioned assurances about noise and parking and asked that the City enforce parking restrictions if the project proceeded.

Shane Clayson expressed concern about fencing and visibility into his property and a bedroom window, noise, lighting, and late-night impacts.

Paul Pullman, a resident directly north of the property, stated that he initially opposed the proposal but supports it now after meeting the applicants. He expressed concern about parking and supported signs, while considering the event center preferable to other previously discussed development options. He also described severe dust from the nearby Edge Homes development, criticized the effectiveness of City enforcement, and requested action to address the impacts on neighboring homes and yards.

Chairperson Carroll closed the public hearing at 6:54 p.m.

Commissioner Dayton discussed signs to discourage event parking in nearby residential areas. Mr. Anderson explained that lawful parking on public streets generally could not be reserved for neighborhood residents based on where a driver lived. A prohibition would apply to everyone in the affected area. He identified spillover parking as a significant concern for this type of business, while noting that the concept appeared to provide a substantial amount of on-site parking for the anticipated size of the venue.

Commissioner Woodhouse also discussed screening along the steep property line. Mr. Anderson explained that the masonry wall requirement might be balanced with the damage that construction could cause to the slope and existing vegetation. The detailed Site Plan process would identify an appropriate transition to another screening material or fence design. Commissioners suggested a solid fence, such as vinyl, to maintain privacy where masonry construction was impractical.

In response to concern about future uses, staff stated that zoning could be changed again but would not revert if the event center did not proceed. Mr. Anderson described Commercial Office as the City's least impactful commercial zone and noted that it allowed reception centers. Commissioners discussed the proposed use as a relatively limited commercial activity near existing roads, while acknowledging uncertainty about future uses and impacts.

Commissioner Mellor **moved** to recommend approval of the proposed Shady Oaks Event Center General Plan Map Amendment 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.

Commissioner Dayton **seconded** and the motion **passed** all in favor.

Commissioner Dayton **moved** to recommend approval of the proposed Shady Oaks Event Zone Change 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.

Commissioner Mellor **seconded** and the motion **passed** all in favor.

GENERAL PLAN MAP AMENDMENT, ZONE CHANGE, AND PRELIMINARY PLAT

Ridgeline Townhomes

Mr. Snyder reviewed the proposed redevelopment of part of the former Anderson wrecking yard south of the existing Ridgeline Apartments. The property was zoned C-2 General Commercial. Its General Plan designation had recently changed from Mixed Use to Business Park. The applicant requested a residential designation, R-3 zoning with the Master Planned Development Overlay, and Preliminary Plat approval for 45 townhomes.

Mr. Snyder explained that the applicant began work when the former Mixed Use designation allowed residential uses up to 12 dwellings per acre. Staff and the Development Review Committee supported extending the adjoining High Density

Residential designation to the subject property, rather than restoring Mixed Use. The High Density Residential designation allowed eight to 12 dwellings per acre. Staff considered the proposal an appropriate extension of the residential use to the north.

The proposal included predominantly rear-loaded townhomes, with front-loaded units along the west side, two-car garages, and homes facing State Street. It would extend the existing trail, landscaping, and fencing improvements. A central amenity area would include a pavilion, grass, a fire pit, and a playground connected by internal sidewalks. Proposed perimeter treatments included retaining walls with wrought iron fencing and a masonry wall along the west boundary.

Staff discussed access from the south and a proposed access and utility easement through the apartment property to the north. Mr. Snyder noted that more than 35 units required a second access and that this arrangement was therefore important to the project.
Mr. Snyder described coordination with the State's Voluntary Cleanup Program to address contamination from the former wrecking yard. Continued participation and completion of the cleanup process under State oversight were identified as an approval condition. The project would remove identified contaminants and install vapor barriers beneath the homes.

Brandon Dennison, representing the applicant, explained that environmental investigation began in 2021 and had included Phase I and Phase II assessments, soil testing, and additional reports. He stated that a State-approved remedial action plan would govern removal and disposal of contaminated soil during the initial site work, with vapor barriers installed before construction of the homes. He identified benzene and other chemical contaminants associated with the former vehicle operations. No basements were proposed.

The Commission asked whether cleanup would still occur if the zoning were not changed. Dave Anderson said the existing Commercial zoning could support a future commercial use, but residential development appeared more financially attractive and could result in earlier cleanup. Mr. Dennison said commercial alternatives had been considered, but investigation and remediation costs made townhome development more feasible. He also described the proposal as a transition from the apartments and a potential ownership option for residents wishing to remain in the area.

Commissioners discussed parking, particularly the reliance on garages and limited visitor spaces. The applicant stated that the plans provided 118 spaces, including garage spaces, compared with a requirement of approximately 113. Commissioners counted approximately 27 non-garage spaces and noted that fire lanes and internal access areas

could not serve as additional parking. Mr. Dennison said the developer had negotiated access through the apartments but did not own that property and could not assume its parking would be available.

The Commission discussed households acquiring additional vehicles over time and whether driveway parking could be added, while recognizing that this would affect the layout and unit count. Other comments noted that the proposal exceeded existing requirements and that garage use and nearby transit could help meet parking needs. The applicant stated that plans included space for each unit's garbage and recycling containers along the collection routes.

Joseph Earnest discussed the balance between providing parking and increasing housing costs through additional land requirements. He considered 2.5 spaces per townhome a comparatively high requirement and asked that the proposal be treated consistently with other projects because it exceeded the adopted standard. Commissioners expressed differing views about whether the city should increase parking requirements in the future.

Chairperson Carroll opened the public hearing at 7:35 p.m.

There was no public comment.

Chairperson Carroll closed the public hearing at 7:35 p.m.

Commissioner Johnson **moved** to recommend approval of the proposed Ridgeline Townhomes General Plan Map Amendment 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.

Commissioner Woodhouse **seconded** and the motion **passed** all in favor.

Commissioner Dayton noted that the General Plan was a living document and expressed support for the amendment.

Commissioner Dayton **moved** to recommend approval of the proposed Ridgeline Townhomes Zone Change 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.

Commissioner Woodhouse **seconded** and the motion **passed** all in favor.

Commissioner Woodhouse **moved** to recommend approval of the proposed Ridgeline Townhomes Preliminary Plat for a Master Planned Development 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.

Commissioner Dayton seconded and the motion **passed** 4-1, with Commissioner Mellor opposed.

TITLE 15 AMENDMENTS

Planning Commission

Mr. Mann presented proposed amendments addressing recent State legislation concerning Planning Commission appointments, potential removal, conduct, and related operating requirements. He explained that the changes were intended to be limited to what was required and to reference State Code rather than duplicate its provisions, reducing the need for future local amendments when State requirements changed.

Commissioner Dayton asked if there were other changes being proposed besides what addresses the recent changes in state code. Mr. Mann stated that no additional requirements unique to Spanish Fork were proposed. Training requirements were not included in the amendment and would be addressed through Commission rules and procedures or other City policies.

Mr. Anderson described a recent legislative audit that requested records of training received by appointed and elected officials. Staff had relied on minutes to identify attendance at past training meetings. He noted the need for additional administrative practices to maintain those records. He also explained that Spanish Fork had historically delegated substantial decision-making responsibilities to the Commission, including preliminary plats and conditional uses, beyond acting solely as a recommending body. Commissioners Mellor and Dayton expressed support for additional training and appreciation for the training provided earlier that day.

Chairperson Carroll opened the public hearing at 7:43 p.m.

There was no public comment.

Chairperson Carroll closed the public hearing at 7:43 p.m.

Commissioner Dayton **moved** to recommend approval of the proposed Title 15 amendments based on the following finding:

Finding:

1. The proposed language brings the Spanish Fork Municipal Code into compliance with recent State Code regarding the Planning Commission.

Commissioner Woodhouse **seconded** and the motion **passed** all in favor.

Mr. Anderson reviewed the upcoming joint Planning Commission training scheduled for Thursday, October 29, from 5:30 p.m. to 8:30 p.m. at the old Utah County Courthouse in downtown Provo. He indicated that the location was expected to be the main ballroom on the third floor and that a calendar invitation and email had been sent.

Mr. Anderson stated that Utah County would host the training and that Spanish Fork would host the following year. The program would include new presenters and topics, with participation from planning commissioners in nearby communities. He emphasized the opportunity to discuss common issues and learn from questions raised by other commissions.

ADJOURNMENT

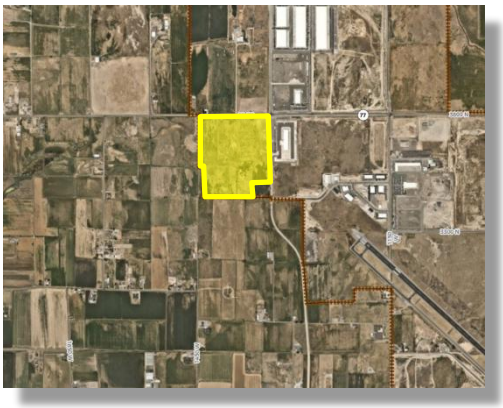
Commissioner Dayton **moved** to adjourn. Commissioner Woodhouse **seconded** and the motion passed in favor.

The meeting adjourned at 7:46 p.m.

Adopted: _____

Kasey Woodard
Community Development Secretary

Swenson Industrial
Preliminary Plat
1730 West 3800 North
61.77 acres
I-1 Zone
Industrial General Plan Designation



PROPOSAL

The Applicant applied for Preliminary Plat approval for a 1-lot subdivision on the southwest corner of 1730 West and 3800 North. The plat shows property dedicated for right of way improvements on the north, east, and south sides of the property. The Applicant currently has no plans to further subdivide the property.

The DRC reviewed the project on October 21 and recommended approval of the Preliminary Plat

STAFF RECOMMENDATION

That the proposed Swenson Industrial Preliminary Plat 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.

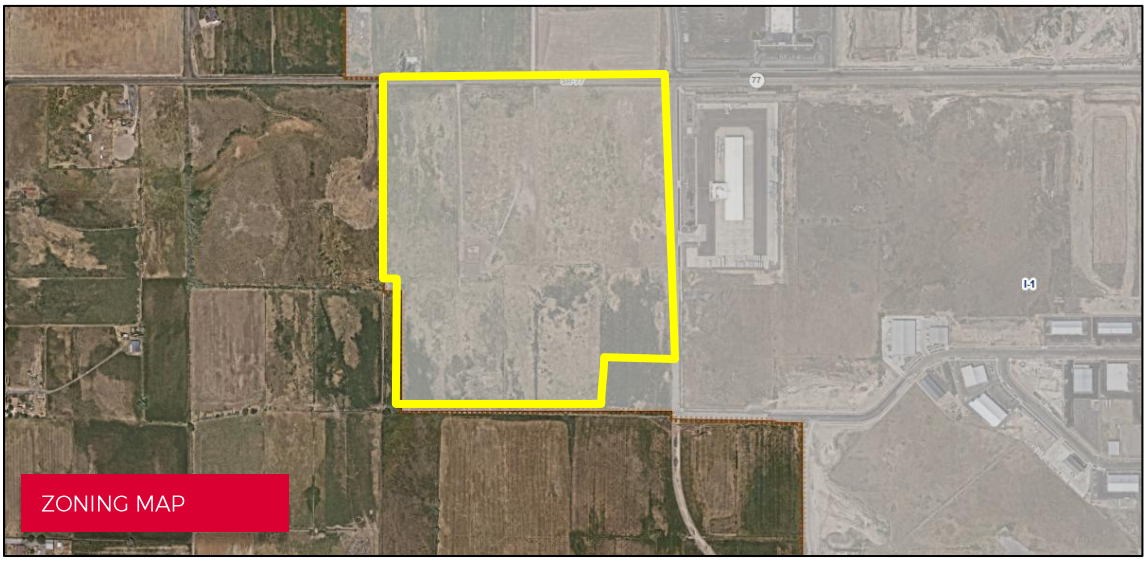
Conditions

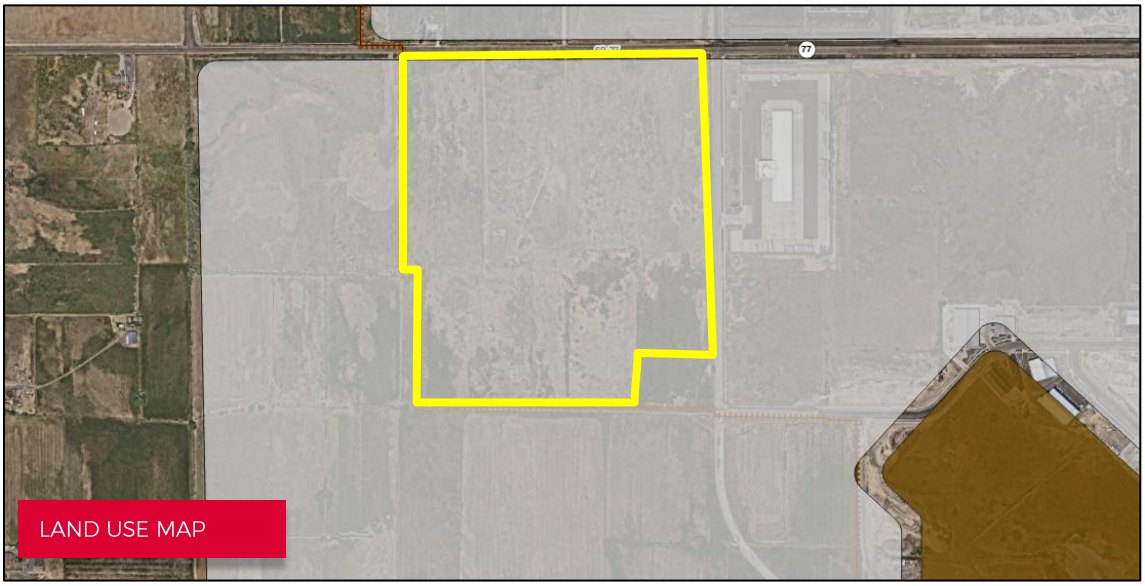
1. That the Applicant meets the City's development and construction standards and other applicable City ordinances.
2. That any remaining redlines are addressed prior to a building permit being issued.

EXHIBITS

1. Area Maps
2. Preliminary Plat
3. Civil Plans

EXHIBIT 1





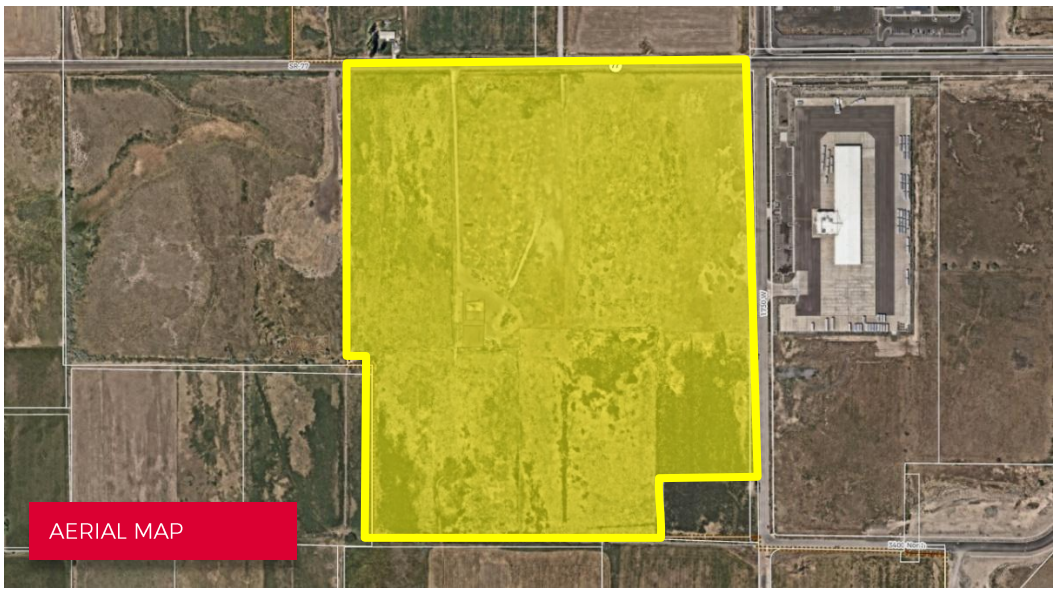
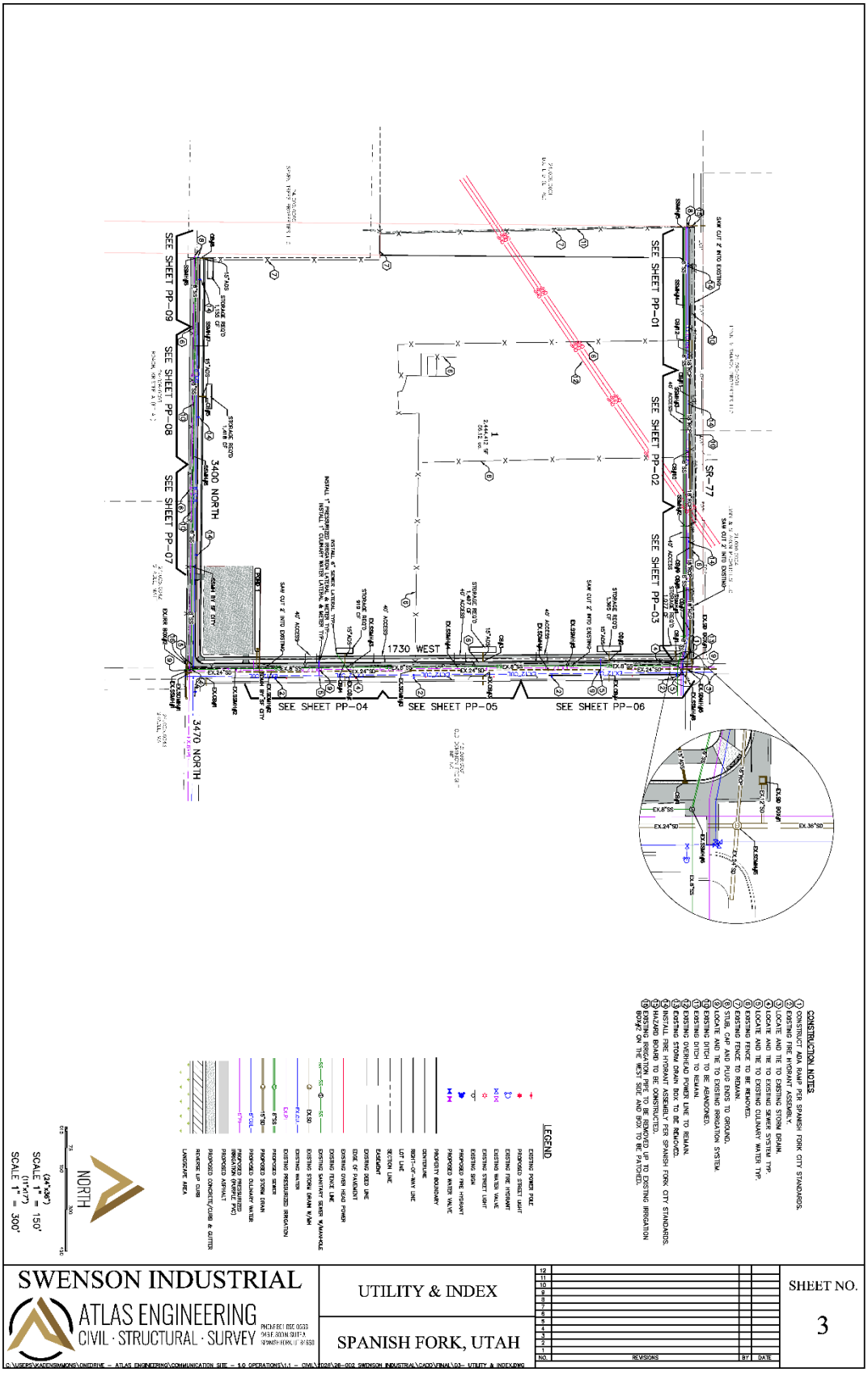


EXHIBIT 2

LEGEND
UTAH COUNTY MONUMENT
FOUND MONUMENT
SET 5/8" REBAR AND CAP
SET CURB PLUG
PROPERTY BOUNDARY
RIGHT-OF-WAY LINE
LOT LINE
SECTION LINE
SETBACK
EASEMENT
CENTERLINE
ADDRESSES
PROPOSED LOT NUMBERS
DATA TABLE
TOTAL ACREAGE=81.77
TOTAL ACREAGE OF LOTS=56.12
ACREAGE IN UDOT ROW=1.72
ACREAGE IN UTAH COUNTY ROW=1.65
ACREAGE OF UTAH COUNTY ROW=2.25
ACREAGE OF OPEN SPACE/PONDS=0 ACRES
ZONING= I-1
OWNER/DEVELOPER
MATTHEW BARNEY
801-395-8933
kodee@mdmanufacturing.com
40 SOUTH MAIN STREET
SPRINGVILLE, UT 84663
ENGINEER/SURVEYOR CONTACT INFO:
ATLAS ENGINEERING LLC
(801) 655-0566
560 SOUTH 300 EAST, SUITE A
SPANISH FORK, UT 84660
NOTES
1. VERTICAL DATA BASED ON NAVD 88.
2. COORDINATE SYSTEM = NAD83
S 00° 41' 45" E
2653.13'
(BASIS OF BEARING)
REFERENCE TO THE NORTHWEST CORNER, SECTION 2 T. 8S., R. 2E., SLB&M (FOUND UTAH COUNTY BRASS CAP)
NORTHWEST CORNER, SECTION 2 T. 8S., R. 2E., SLB&M (CALCULATED POSITION)
WEST QUARTER CORNER SECTION 2 T. 8S., R. 2E., SLB&M (FOUND UTAH COUNTY BRASS CAP)
N 89° 45' 10" E
2641.34'
(SECTION LINE BEARING)
NORTH QUARTER CORNER SECTION 2 T. 8S., R. 2E., SLB&M (CALCULATED POSITION)
2100 WEST
4730 WEST
3400 NORTH
NORTH 1168.86'
NORTH 690.00'
WEST 95.04'
WEST 1316.86'
EAST 1342.04'
SOUTH 1003.99'
S00°25'36"E 329.02'
N89°13'34"W 334.88'
15' MUNICIPAL UTILITY EASEMENT
40' ACCESS
SITE LOCATION
VICINITY MAP
-NTS-
CURVE TABLE
CURVE | LENGTH | RADIUS | CHORD DIST. | CHORD BRG. | DELTA
C1 | 23.47' | 15.00' | 21.10' | S45°22'22"W | 89°39'01"
C2 | 23.47' | 15.00' | 21.15' | N45°15'35"W | 89°39'59"
LINE TABLE
LINE | DIRECTION | LENGTH
L1 | N00°00'00"E | 57.00'
L2 | N00°00'00"E | 27.76'
L3 | S89°54'27"W | 71.85'
L4 | S89°54'27"W | 37.43'
L5 | S01°00'07"E | 30.95'
L6 | S89°54'27"W | 37.61'
L7 | S01°00'07"E | 22.00'
L8 | S01°00'07"E | 20.07'
(24"x36")
SCALE 1" = 150'
(11"x17")
SCALE 1" = 300'
NORTH
SURVEYOR'S CERTIFICATE
OWNER'S DEDICATION
(WE)
BEING THE UNDERSIGNED OWNER(S) OF ALL THE PROPERTY DESCRIBED IN THE ABOVE SURVEYOR'S CERTIFICATE AND DESCRIPTION, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, STREETS, AND EASEMENTS AS SHOWN HEREON FOR RECORD, DO HEREBY DEDICATE THE STREETS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC.
IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HAND(S) THIS ____ DAY OF _____, A.D. 2026.
OWNER:
OWNER:
NAME:
NAME:
BOUNDARY DESCRIPTION
CORPORATE ACKNOWLEDGMENT
STATE OF UTAH)
:ss.
COUNTY OF UTAH)
ON THE ____ DAY OF _____, A.D. 2026 PERSONALLY APPEARED BEFORE ME _____ WHO BEING BY ME DULY SWORN/AFFIRMED, DID SAY THAT THEY ARE _____ OF _____ AND THAT SAID INSTRUMENT WAS SIGNED BY THEM IN BEHALF OF SAID _____ BY AUTHORITY OF ITS BYLAWS OR RESOLUTION OF ITS BOARD OF DIRECTORS, AND SAID _____ ACKNOWLEDGED TO ME THAT SAID _____ EXECUTED THE SAME.
A NOTARY PUBLIC COMMISSIONED IN THE STATE OF UTAH
RESIDING AT: _____
MY COMMISSION EXPIRES: _____
PRINTED FULL NAME OF NOTARY
ACCEPTANCE BY LEGISLATIVE BODY
THE COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND SHOWN ON THIS PLAT FOR PUBLIC PURPOSES ON THIS ____ DAY OF _____, A.D. 2026.
APPROVED CITY MANAGER
ATTEST CITY ATTORNEY
APPROVED ENGINEER (SEE SEAL)
ATTEST CLERK-RECORDER
APPROVED COMMUNITY DEVELOPMENT DIRECTOR
SWENSON INDUSTRIAL
A COMMERCIAL SUBDIVISION
SPANISH FORK, UTAH
LOCATED IN THE WEST 1/4 CORNER OF SECTION 2, OF TOWNSHIP 8 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, UTAH COUNTY, UTAH.
CONTAINING 1 LOT AND 81.77 ACRES.
NOTARY PUBLIC SEAL
CITY ENGINEER SEAL
COUNTY RECORDER SEAL
CLERK-RECORDER SEAL
SURVEYOR'S SEAL

EXHIBIT 3


SEE SHEET PP-09
SEE SHEET PP-08
SEE SHEET PP-07
SEE SHEET PP-01
SEE SHEET PP-02
SEE SHEET PP-03
SEE SHEET PP-04
SEE SHEET PP-05
SEE SHEET PP-06
3400 NORTH
3470 NORTH
1730 WEST
SR-77
LEGEND
CONSTRUCTION NOTES
SCALE 1" = 150' (24"x36")
SCALE 1" = 300' (11"x17")
NORTH
SWENSON INDUSTRIAL
ATLAS ENGINEERING
CIVIL · STRUCTURAL · SURVEY
UTILITY & INDEX
SPANISH FORK, UTAH
SHEET NO.
3
REVISIONS
NO.
BY
DATE

South Valley Village
Annexation Petition
2400 North Canyon Creek Parkway
18.76 acres
R-4 Residential Proposed Zone
Gateway General Plan Designation



PROPOSAL

The Applicant has proposed that parcels totaling 18.76 acres, located at approximately 2400 North Canyon Creek Parkway be annexed. The subject property is currently outside City boundaries but is located within the City's Annexation Policy Boundary and Growth Management Boundary. The Applicant also has a Zone Map Amendment and Preliminary Plat applications under review with the city.

On July 7, 2026, the City Council accepted this annexation proposal for further study. The protest period for the annexation ended on August 28, 2026 with no protests received.

During the reviews of the submitted development applications, issues involving the existing railroad, access, and timing of development have not been sufficiently addressed by the Applicant.

The DRC reviewed the proposed annexation on October 7 and recommended denial based on uncertainty about area land uses and development potential.

STAFF RECOMMENDATION

That the proposed Annexation be denied based on the following findings:

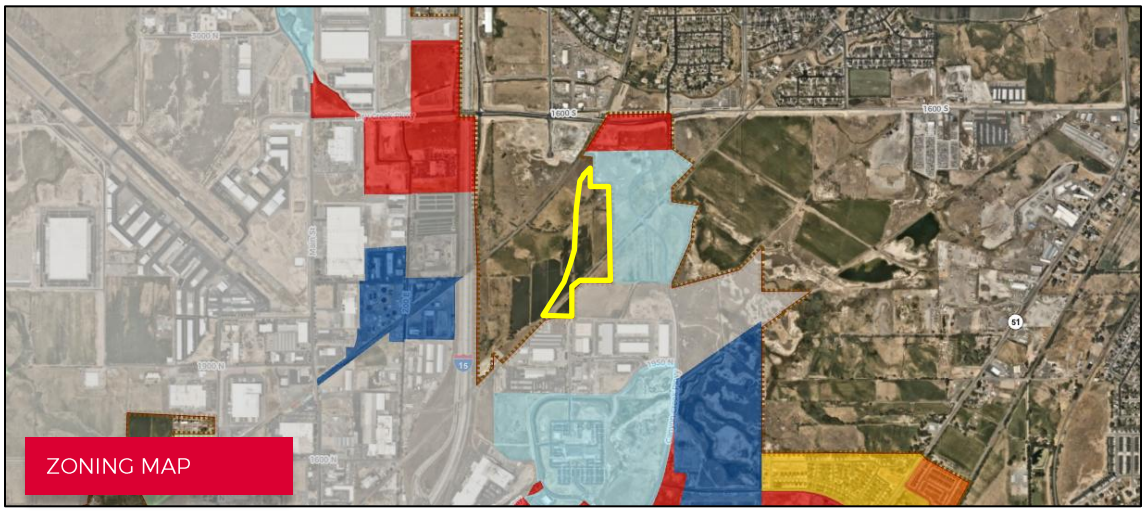
Findings

1. That the subject property is located within the City's Annexation Policy Boundary and Growth Management Boundary.
2. That the city's General Plan Land Use Designation for the annexation area is Gateway.
3. That the city has received a Zone Map Amendment and Preliminary Plat applications for the annexation area that.
4. That uncertainty about area land uses and development potential makes the annexation premature..

EXHIBITS

1. Area Maps
2. Annexation Plat

EXHIBIT 1



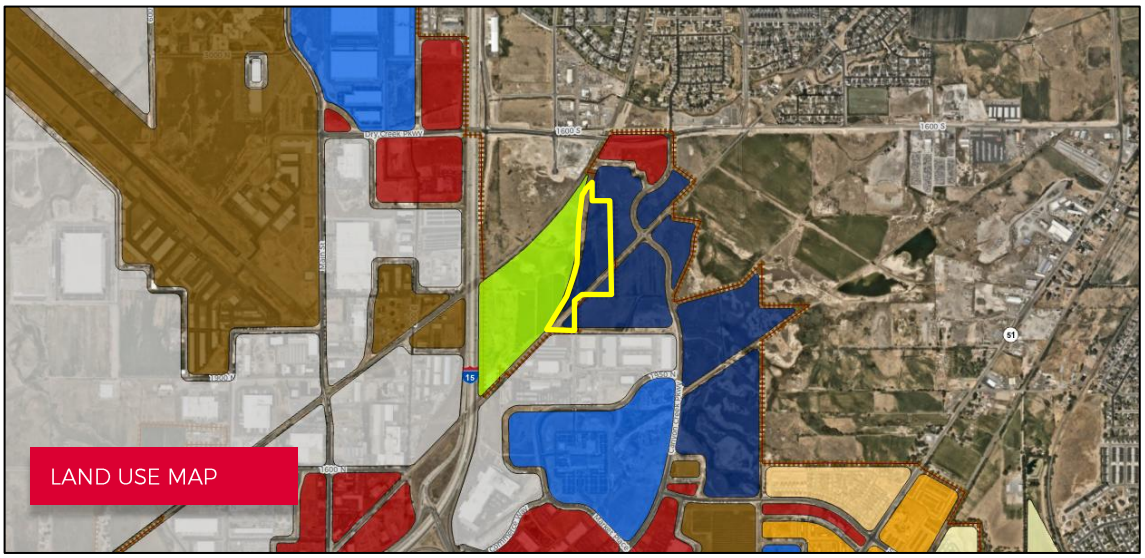
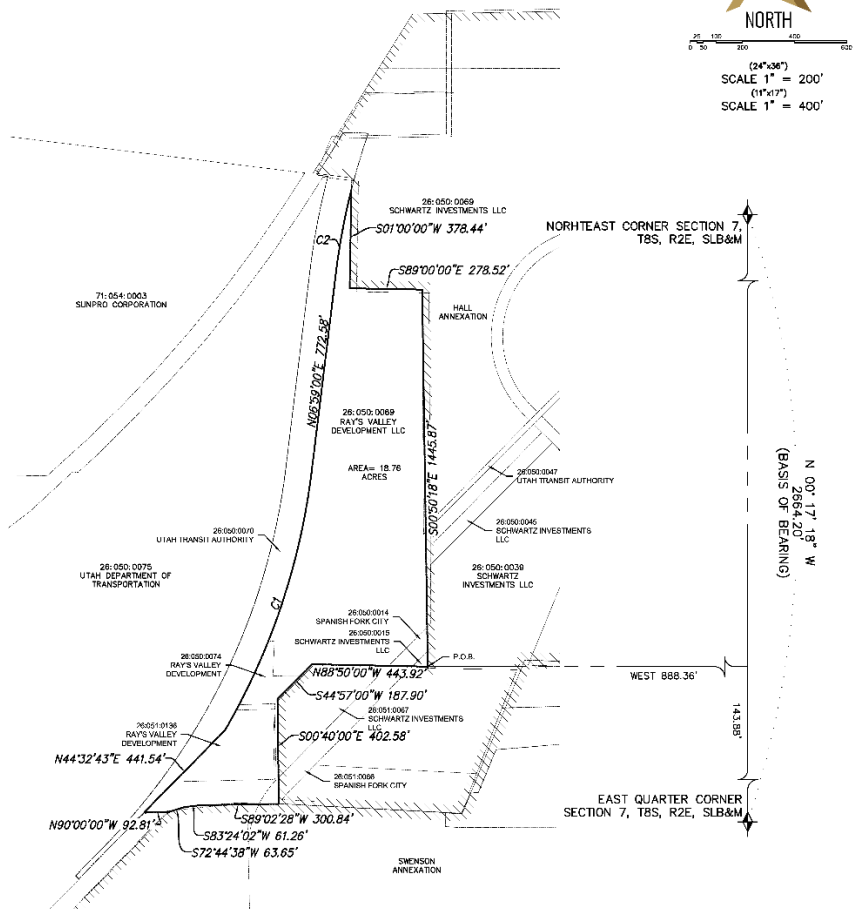




EXHIBIT 2





VICINITY MAP
-NTS-

LEGEND

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

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

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

Matthew B Judd 6/15/2026
DATE

BOUNDARY DESCRIPTION

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

CONTAINS 817,076 SQUARE FEET OR 18.76 ACRES.

ACCEPTANCE BY THE UTAH COUNTY SURVEYOR

UTAH COUNTY SURVEYOR DATE

ACCEPTANCE BY LEGISLATIVE BODY

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

DATED THIS _____ DAY OF _____, 2026.

MAYOR DATE

CLERK-RECORDER DATE

ANNEXATION PLAT

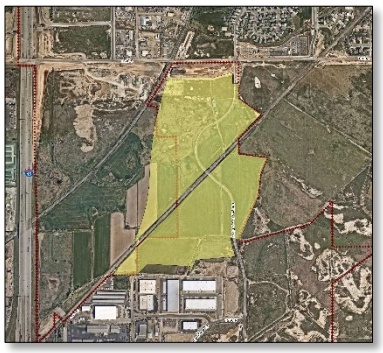
SOUTH VALLEY ANNEXATION

SPANISH FORK CITY, UTAH COUNTY, UTAH

CLERK-RECORDER SEAL

UTAH COUNTY SURVEYOR SEAL

South Valley Village
Zone Change and Preliminary Plat Approval
2400 North Canyon Creek Parkway
86.07 acres
General Plan Land Use Designations of Commercial and Gateway
P-F, C-2 and R-4 with the Master Planned Development Overlay Zone



PROPOSAL

The Applicant has requested approval of a zoning map amendment and preliminary plat approvals for a proposed Master Planned Development. The project area also includes approximately 19 acres that the Applicant has requested to be annexed into the city.

The request involves changing the current zoning of multiple properties from I-1 Light Industrial, B-P Business Park and C-2 General Commercial to P-F Public Facilities, C-2 and the R-4 Residential with the Master Planned Development Overlay to accommodate two commercial lots and two residential subdivisions with a combined total of 896 multi-family residential units as a Master Planned Development to be located at approximately 2400 North Canyon Creek Parkway.

Project Data South Valley Village:

- 72.81 acres
  - North (RR) 21.67 acres
  - South (RR) 27.36 acres
  - City Park (6.18 acres)
  - Commercial Lots (7.96 acres)
    - North (RR) 6.46 acres
    - South (RR)1.5 acres
  - Additional acreage in sensitive lands and easements.
- Unit Counts (663 total units)
  - North (RR) 365 units
    - 240 apartments (for rent)
    - 125 townhomes
  - South (RR) 298 townhomes
- Density 11.3 units per acre
  - North (RR) 16.84 units per acre
  - South (RR) 10.98 units per acre

Project Data South Valley Village (Anderson):

- 13.26 acres
- Unit Counts (233 total units)
  - 176 condominiums (for sale)
  - 57 Townhomes
- Density 17.57 units per acre

The Development Review Committee (DRC) reviewed the proposal on October 7, 2026, and recommended denial.

STAFF RECOMMENDATIONS

South Valley Village Zone Change:

That the proposed South Valley Village Zone Change be recommended for denial based on the following findings:

Findings

1. That uncertainty about future land uses and development potential in the area makes the zone change inadvisable at this time.

2. That the associated preliminary plats fail to meet the City's land use regulations in a number of ways.
3. That there is uncertainty about whether the proposed preliminary plats conform to the Land Use Element of the General Plan.

South Valley Village Preliminary Plat:

That the proposed South Valley Village Preliminary Plat for a Master Planned Development be recommended for denial based on the following findings:

Findings

1. That uncertainty about future land uses and development potential in the area makes the zone change inadvisable at this time.
2. That the associated preliminary plats fail to meet the City's land use regulations in a number of ways.
3. That there is uncertainty about whether the proposed preliminary plats conform to the Land Use Element of the General Plan.
4. That a portion of the proposed preliminary plat is not currently located within Spanish Fork City.
5. That a development agreement should not be used as a vehicle for variances from the City's adopted legislative standards.

South Valley Village (Anderson) Preliminary Plat:

That the proposed South Valley Village (Anderson) Preliminary Plat for a Master Planned Development be recommended for denial based on the following findings:

Findings

1. That uncertainty about future land uses and development potential in the area makes the zone change inadvisable at this time.
2. That the associated preliminary plats fail to meet the City's land use regulations in a number of ways.
3. That there is uncertainty about whether the proposed preliminary plats conform to the Land Use Element of the General Plan.
4. That a portion of the proposed preliminary plat is not currently located within Spanish Fork City.
5. That a development agreement should not be used as a vehicle for variances from the City's adopted legislative standards.

ANALYSIS

The Land Use Element of the General Plan indicates the following for the Gateway designation:

> The Gateway designation combines high-density housing with commercial uses to create vibrant, mixed use neighborhoods that mark a key northern entrance to the city. Unlike the Mixed Use designation, properties with this designation can accommodate taller buildings and greater residential intensity. Residential densities in this Focused Study Area should range from 20 to 50 homes per acre, with an emphasis on modern, integrated mixed use development. This area is strategically positioned along a new major transportation corridor that will provide more accessibility.
>
> Developments are envisioned as mixed use projects, often featuring retail or commercial spaces on the ground floor with high-density residential units above. This arrangement promotes walkability, encourages active streetscapes, and supports a live-work-play lifestyle. This designated land use accommodates future growth by prioritizing urban-designed development to create dynamic, attractive spaces that integrate housing, shopping, dining, and personal services. (Land Use Element, p. 25).

The Gateway land use designation was created with the recent General Plan update. The Canyon Creek area near the new Dry Creek Parkway I-15 Interchange is a northern entry point into Spanish Fork and is the only location that this designation is applied. The Gateway designation provides the opportunity for mixed-use development, retail and higher density residential housing in excess of 20 units per acre. Currently the City has not adopted new zoning districts to better implement the purpose and intent of the Gateway designation.

Staff have raised questions regarding the use of the R-4 Zone, the amount of commercial, and the proposal's consistency with the Gateway designation of the Land Use Element of the General Plan. (The R-4 Zone currently limits density to no more than 20 units per acre). The Applicant has indicated that given the City's current parking requirements, market conditions, and available housing products, that the proposed plan represents a balance between these objectives, with the higher-density components reflecting what is currently feasible.

Staff has reviewed the proposal and has requested modifications and additional details to verify compliance with the requirements of the R-4 Zone and to confirm that the requirements, intent and findings of the Master Planned Development Overlay Zone are met. (The MPD Overlay Zone is necessary due to the proposed housing types of condominiums, apartments and townhomes).

- The Anderson Preliminary Plat does not meet the garage, parking and amenity requirements of the proposed R-4 Zone.
    - The plans lack an indoor social area that is centrally located. (Municipal Code 15.3.16.032 R-4 Residential District - Amenities.)
    - The required guest parking is not evenly distributed throughout the south portion.
    - The proposal does not meet the minimum parking requirements of the R-4 Zone. The plans indicate incorrect parking calculations of 2.25 per unit instead of the required 2.5 per unit. (Municipal Codes 15.3.16.032 R-4 Residential District and 15.3.20.080 Master Planned Development Overlay District.)
        - The applicant also proposes for approval by the City Council to count on-street parking spaces. (On street parking on public streets may count for up to 20% of the overall parking requirement).
    - The Applicant proposes no garages for the condominiums. The Applicant proposes to include the townhomes in the R-4 Zone, and that the townhomes will be used to meet the garage requirements for the proposal.
        - Municipal Code 15.3.16.032 R-4 Residential District: Minimum parking shall include two and one-half (2.5) spaces for each unit in the development. Enclosed garages shall be provided for 60% of the units and one-half (0.5) spaces for each unit shall be made available for guest parking.
    - The Applicant has proposed a development agreement to address the following deficiencies: Multi-Family Parking Ratio, Multi-Family Garage Requirement and the Indoor Amenity Space. The Applicant is requesting exceptions to the standard zoning requirements. However, it is unclear from the plans and development agreement if other aspects of the project are being enhanced in light of the deficiencies.
- Comments associated with both Preliminary Plats:
    - The Applicant proposes reduced setbacks. Staff has concerns with the setbacks, the amount of open space and the usability of the open spaces. The Applicant proposes the structures to be closer to the public streets and less distance between the structures.
        - Open space appears insufficient and not usable. Many open space areas also are storm drain basins and contain improvements not suitable to be placed in a basin. Open space should be centrally located and when possible, clustered to create the most beneficial and efficient use of space. Revisions to the landscaping plans are needed to meet buffer, tree and planting coverage requirements.
    - Staff has requested further details to verify compliance with the R-4 Zone regarding the condominiums, apartments and townhomes.
        - Building materials for multi-family structures shall consist of at least 50% brick, stone, or synthetic stone on all sides of the structure. No more than 25% of the structure may be clad in stucco or similar material. The City Council may grant a waiver of this requirement based upon superior architectural design plans which involve other materials.
        - Minimum finished living space shall be provided as follows: Other multi-family units, 600 square feet for each studio unit, 800 square feet for each one-bedroom unit, 1,080 square feet for each two-bedroom unit, 1,240 square feet for each unit with three or more bedrooms. (15.3.16.032 R-4 Residential District.)
            - Housing exhibit layout map also recommended. (Provide a housing exhibit identifying what housing type is proposed where and what options or color palettes apply.

The Applicant has also requested that the City Council approve an exception to the public street frontage requirements of the R-4 Zone. The R-4 Zone requires that all multi-family structures front onto a public right-of-way. The City Council may grant exceptions to this rule for: Multi-family structures that have eight (8) or fewer units and comprise less than twenty (20) percent of the homes in the development. An example of where this exception is being requested is located in the south east corner of the project along the south side of the railroad tracks near Williams Lane and Chappel Drive. (See sheet 4A). The Applicant has also been asked to coordinate street connections with Springville City by providing stub roads and modifying street alignments.

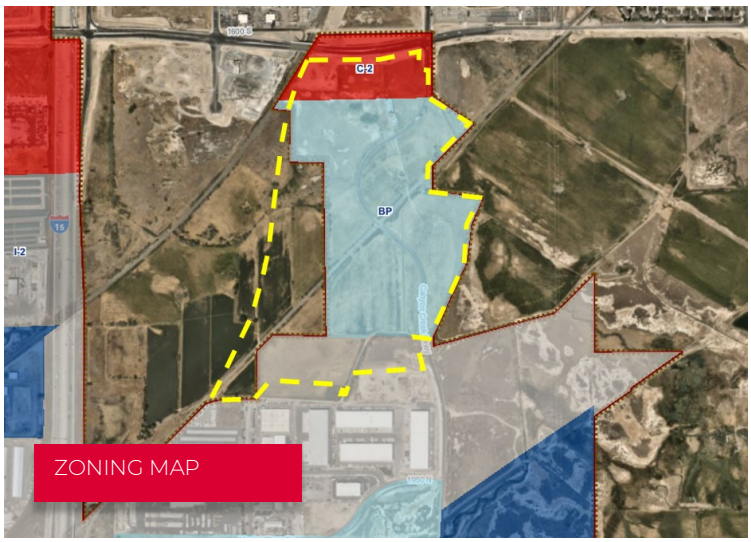
Staff has shared concerns with the potential uncertainty from the letter received from the State of Utah regarding the railroad, such as: timing, potential for new road or utility crossings, surplus process, cost to purchase and cleanup the rail area, UPRR rights, and the potential to incorporate into the development as trail and open space. Further discussion is also needed regarding the railroad and what fencing or wall type is appropriate. Generally, a masonry wall is required along railroad tracks. It may be appropriate to incorporate additional buffer space with additional landscaping and trees. The Applicant currently proposes 4-foot wrought iron fencing with the intent that the rails will eventually be removed and

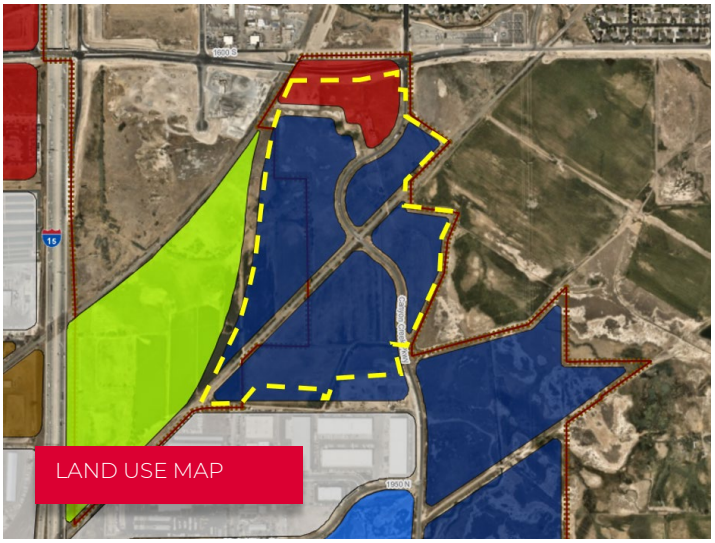
converted to trail space.

EXHIBITS

1. Area Maps
2. Zoning Exhibit
3. Preliminary Plats
4. Landscaping Plan
5. Building Elevations
6. Amenities
7. Sharp-Tintic Railroad Letter
8. Municipal Codes (R-4 and MPD Overlay)
9. Minutes DRC 10-7-2026

EXHIBIT 1


C-2
BP
I-2
ZONING MAP


LAND USE MAP

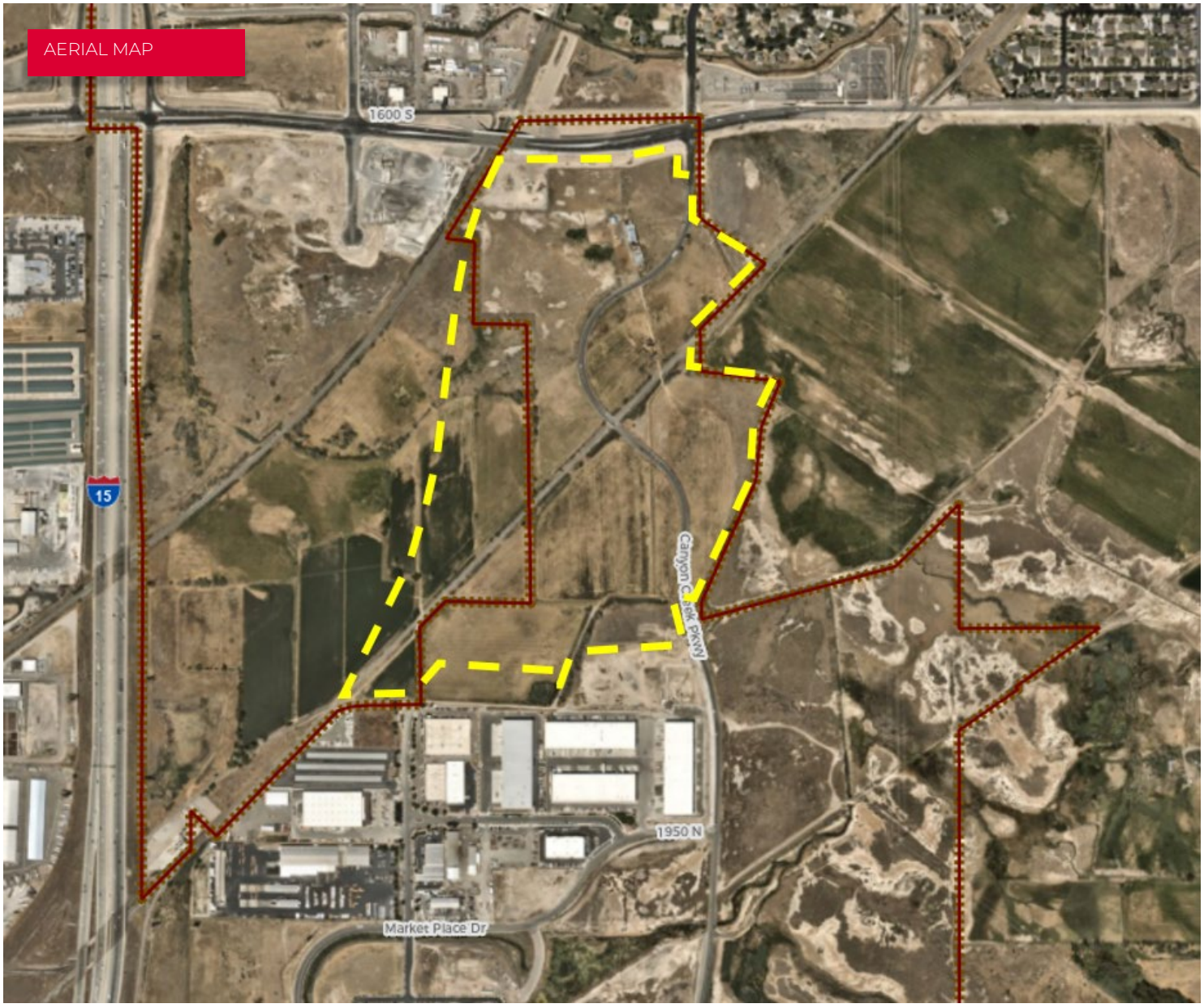
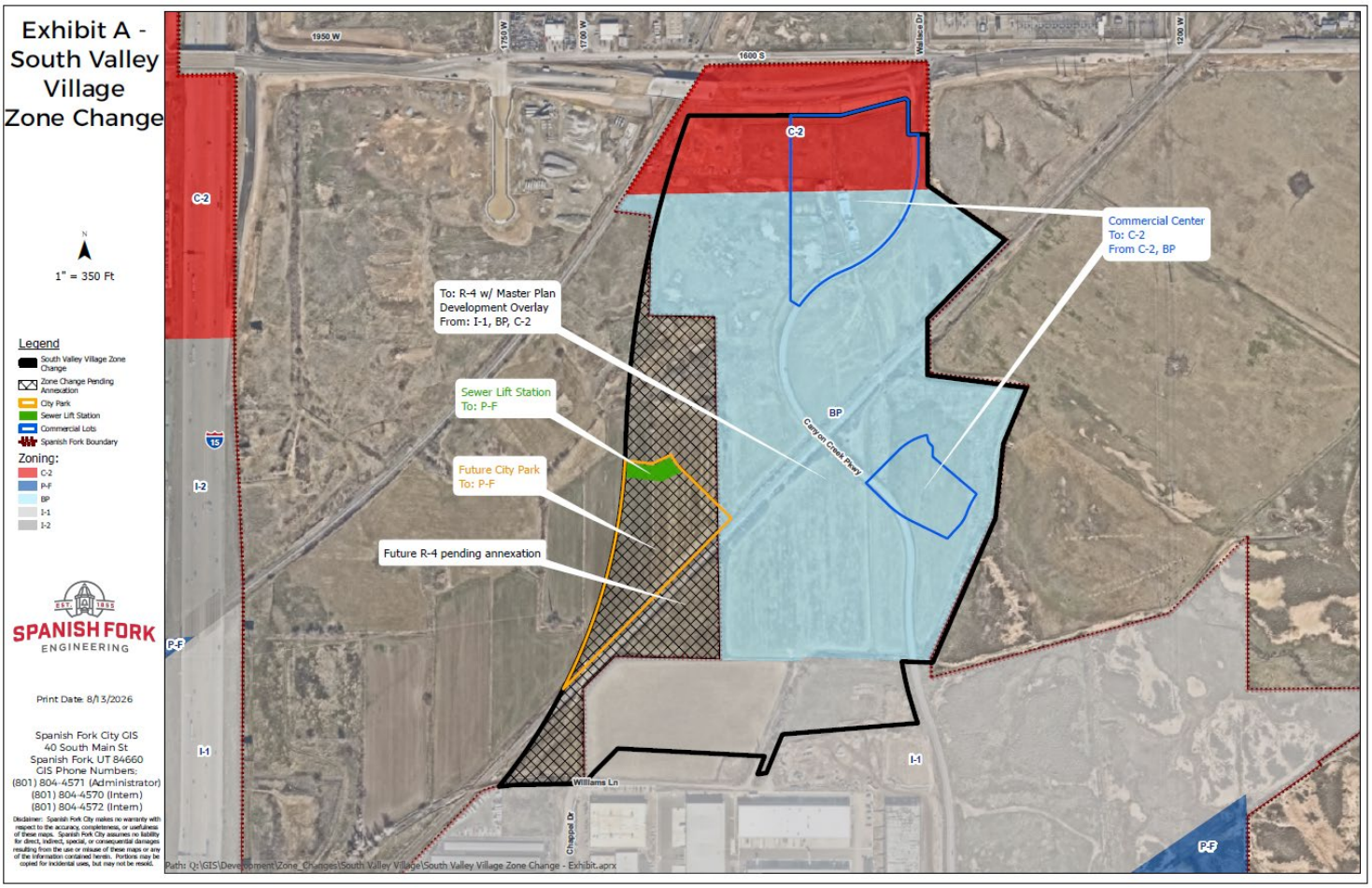

AERIAL MAP
1600 S
15
1950 N
Market Place Dr

EXHIBIT 2

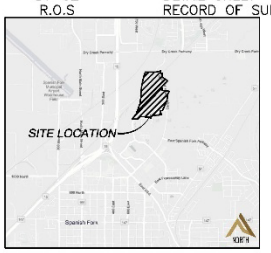

Exhibit A - South Valley Village Zone Change
1" = 350 Ft
Legend
South Valley Village Zone Change
Zone Change Pending Annexation
City Park
Sewer Lift Station
Commercial Lots
Spanish Fork Boundary
Zoning:
C-2
P-F
BP
I-1
I-2
SPANISH FORK ENGINEERING
Print Date: 8/13/2026
Spanish Fork City GIS
40 South Main St
Spanish Fork, UT 84660
GIS Phone Numbers:
(801) 804-4571 (Administrator)
(801) 804-4570 (Intern)
(801) 804-4572 (Intern)
Disclaimer: Spanish Fork City makes no warranty with respect to the accuracy, completeness, or usefulness of these maps. Spanish Fork City assumes no liability for direct, indirect, special, or consequential damages resulting from the use or misuse of these maps or any of the information contained herein. Portions may be copied for incidental uses, but may not be resold.
Path: Q:\GIS\Development\Zone_Changes\South Valley Village\South Valley Village Zone Change - Exhibit.aprx
1950 W
1750 W
1700 W
1600 S
Wallace Dr
1200 W
C-2
I-15
I-2
P-F
I-1
BP
Canyon Creek Pkwy
Williams Ln
Chappel Dr
Commercial Center
To: C-2
From C-2, BP
To: R-4 w/ Master Plan Development Overlay
From: I-1, BP, C-2
Sewer Lift Station
To: P-F
Future City Park
To: P-F
Future R-4 pending annexation

SOUTH VALLEY VILLAGE

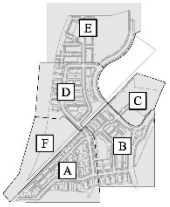
A MASTER PLANNED DEVELOPMENT
SPANISH FORK, UTAH
PRELIMINARY PLAN SET
SEPTEMBER 2026

-SHEET INDEX-

SHEET	SHEET NAME
1	COVER
2A–2B	OVERALL BOUNDARY
3A–3F	OVERALL LAYOUT
4A–4F	OVERALL UTILITY PLAN
5A–5F	GRADING PLAN
6A–6B	EXISTING TOPOGRAPHY
7	PHASING PLAN
8A–8B	OFFSITE PLANS
9A–9F	GARBAGE COLLECTION PLAN
10	FENCING PLAN
DT–01	DETAIL SHEET
DT–02	DETAIL SHEET
R.O.S	RECORD OF SURVEY



VICINITY MAP
-NTS-



SHEET KEY

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
CENTERLINE
RIGHT-OF-WAY LINE
PARKWAY BY OTHERS
LOT LINE
SECTION LINE
EASEMENT
EXISTING DEED LINE
EDGE OF PAVEMENT
EXISTING OVER HEAD POWER
EXISTING FENCE LINE
EXISTING SANITARY SEWER W/MANHOLE
SEWER FORCE MAIN
EXISTING STORM DRAIN W/MH
EXISTING WATER
EXISTING PRESSURIZED IRRIGATION
PROPOSED SEWER
PROPOSED STORM DRAIN
PROPOSED CULINARY WATER
PROPOSED PRESSURIZED IRRIGATION (PURPLE PIPE)
PROPOSED ASPHALT
PROPOSED CONCRETE/CURB & GUTTER

OVERALL DATA TABLE
TOTAL ACREAGE=72.81
TOTAL # OF UNITS=663
ACREAGE IN ROW=21.37
ACREAGE OF COMMERCIAL=7.96 ACRES
ACREAGE OF CITY PARK=8.18 ACRES
ACERAGE OF PARKWAY=8.92 ACRES
OPEN SPACE(INCLUDING CITY PARK)=20.39 ACRES
OPEN SPACE(EXCLUDING CITY PARK)=14.21 ACRES
SENSITIVE LANDS= 5.49 ACRES
UNITS/ACRE=11.30
ZONING=R4 WITH MASTERPLAN

ENGINEER/SURVEYOR CONTACT INFO:
ATLAS ENGINEERING LLC
(801) 655-0566
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660

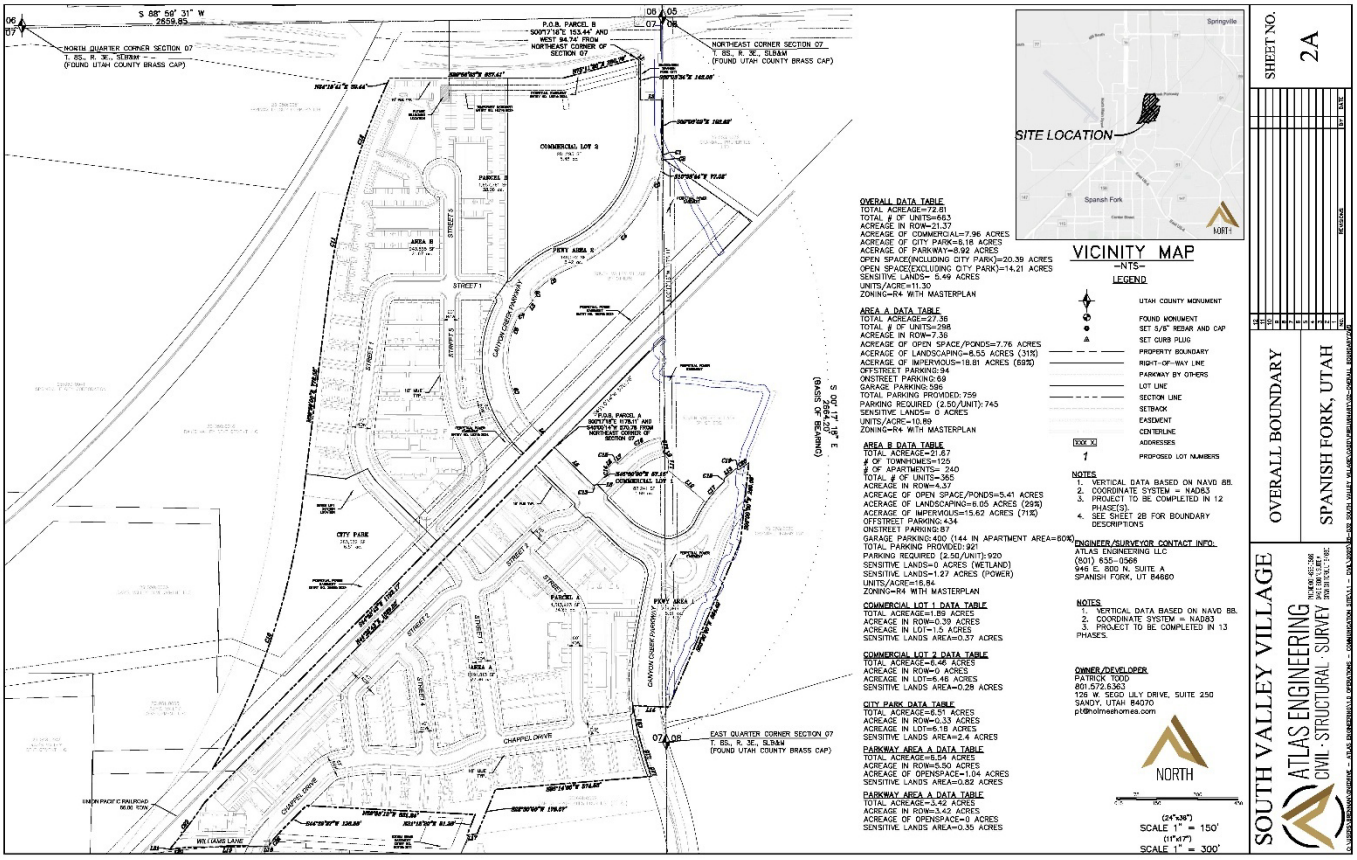
OWNER/DEVELOPER
PATRICK TODD
801.572.8363
126 W. SEGO LILY DRIVE, SUITE 250
SANDY, UTAH 84070
pt@holmesnomes.com

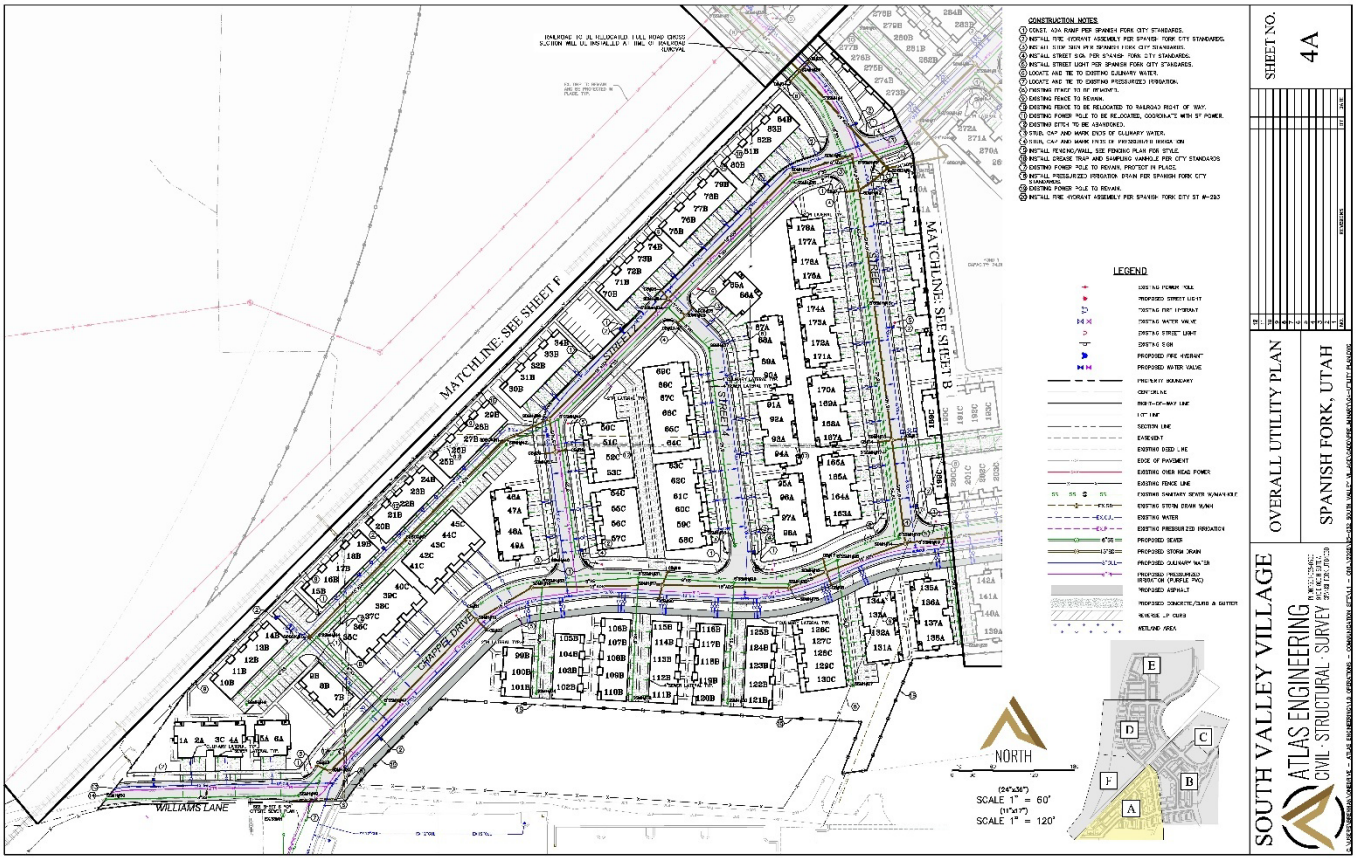
CONTRACTOR NOTE:
THE SIZE, ELEVATION, & LOCATIONS OF EXISTING IMPROVEMENTS AND UTILITIES SHOWN HEREON ARE ASSUMED AND APPROXIMATELY SHOWN BASED UPON TIE FIELD DATA FROM THE SURVEY. ALL SIZES, LOCATIONS & ELEVATIONS ARE TO BE VERIFIED. IF THERE ARE DIFFERENCES OR DISCREPANCIES, ATLAS ENGINEERING, LLC NEEDS TO BE NOTIFIED BEFORE CONSTRUCTION. ATLAS ENGINEERING, LLC WILL NOT BE LIABLE OR RESPONSIBLE FOR REMOVAL, CONSTRUCTION, OR INSTALLATION OF IMPROVEMENTS THAT ARE NOT IN ACCORDANCE WITH THESE PLANS. ANY AND ALL CHANGES OR VARIATIONS IN THE REMOVAL, CONSTRUCTION OR INSTALLATION OF THE IMPROVEMENTS MADE WITHOUT THE APPROVAL OF THE DESIGNER WILL RESULT IN SOLE LIABILITY TO THE CONTRACTOR. IN ADDITION, ATLAS ENGINEERING, LLC ASSUMES NO RESPONSIBILITY FOR ANY AND ALL EXISTING UTILITIES NOT SHOWN ON THIS PLAN AND ASSUMES NO LIABILITY FOR FAILURE TO EXACTLY LOCATE ALL EXISTING UTILITIES, SHOULD THERE BE INCIDENT.

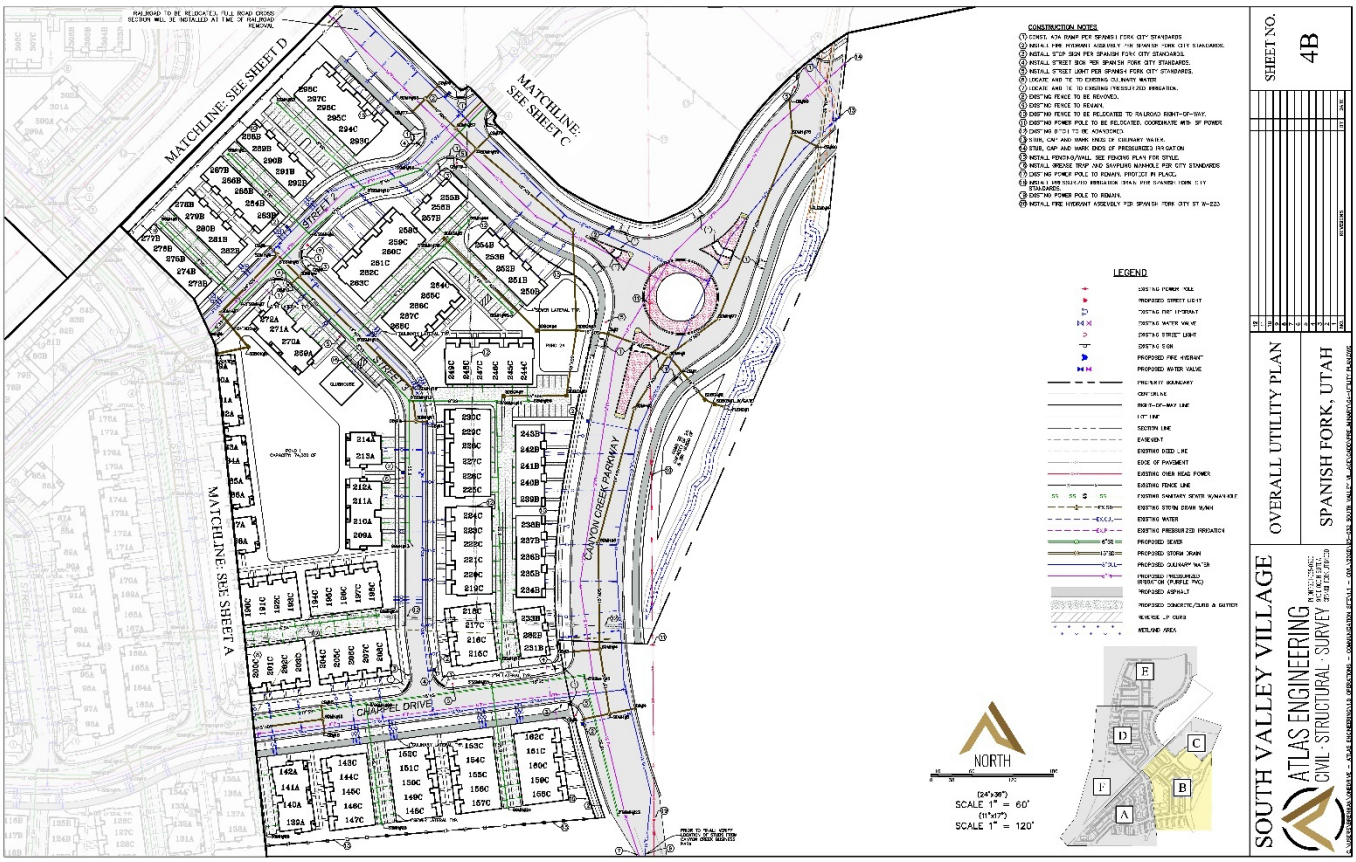
GENERAL NOTES:
1. CONTRACTOR TO FIELD VERIFY HORIZONTAL AND VERTICAL LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF CONSTRUCTION, AND REPORT ANY DISCREPANCIES TO THE ENGINEER.
2. ANY AND ALL DISCREPANCIES IN THESE PLANS ARE TO BE BROUGHT TO THE ENGINEER'S ATTENTION PRIOR TO COMMENCEMENT OF CONSTRUCTION.
3. BEFORE PROCEEDING WITH THIS WORK, THE CONTRACTOR SHALL CAREFULLY CHECK AND VERIFY ALL CONDITIONS, QUANTITIES, DIMENSIONS, AND GRADE ELEVATIONS, AND SHALL REPORT ALL DISCREPANCIES TO THE ENGINEER.
4. ALL DRINKING WATER AND PRESSURIZED IRRIGATION LINES UP TO AND INCLUDING THE METER, ALL SANITARY SEWER MAINS, ALL ELECTRICAL METERS, AND ALL ELECTRIC AND STICK COMMUNICATION SERVICE LINES UP TO THE MAST OR OVERHEAD INSTALLATIONS AND TO THE TOP OF THE METER BASE FOR UNDERGROUND INSTALLATIONS ARE DEDICATED TO SPANISH FORK CITY.
5. ALL CONSTRUCTION WILL CONFORM TO SPANISH FORK CITY CONSTRUCTION STANDARDS.

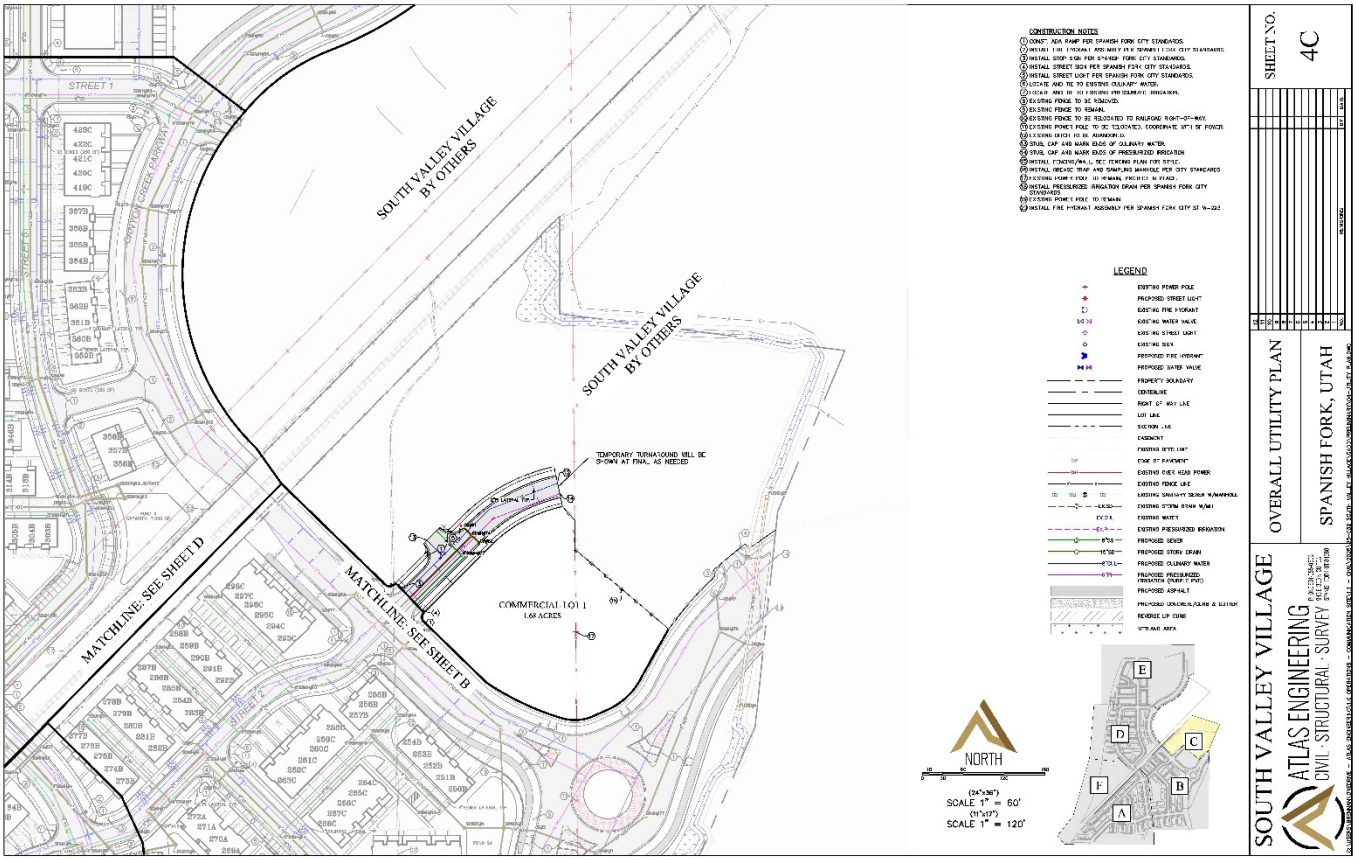
C:\USERS\BRENHAM\ONEDRIVE - ATLAS ENGINEERING\1.0 OPERATIONS - COMMUNICATION SITE\1.1 - CIVIL\2025\25-032 SOUTH VALLEY VILLAGE\CAD\PRELIMINARY\01-COVER.DWG

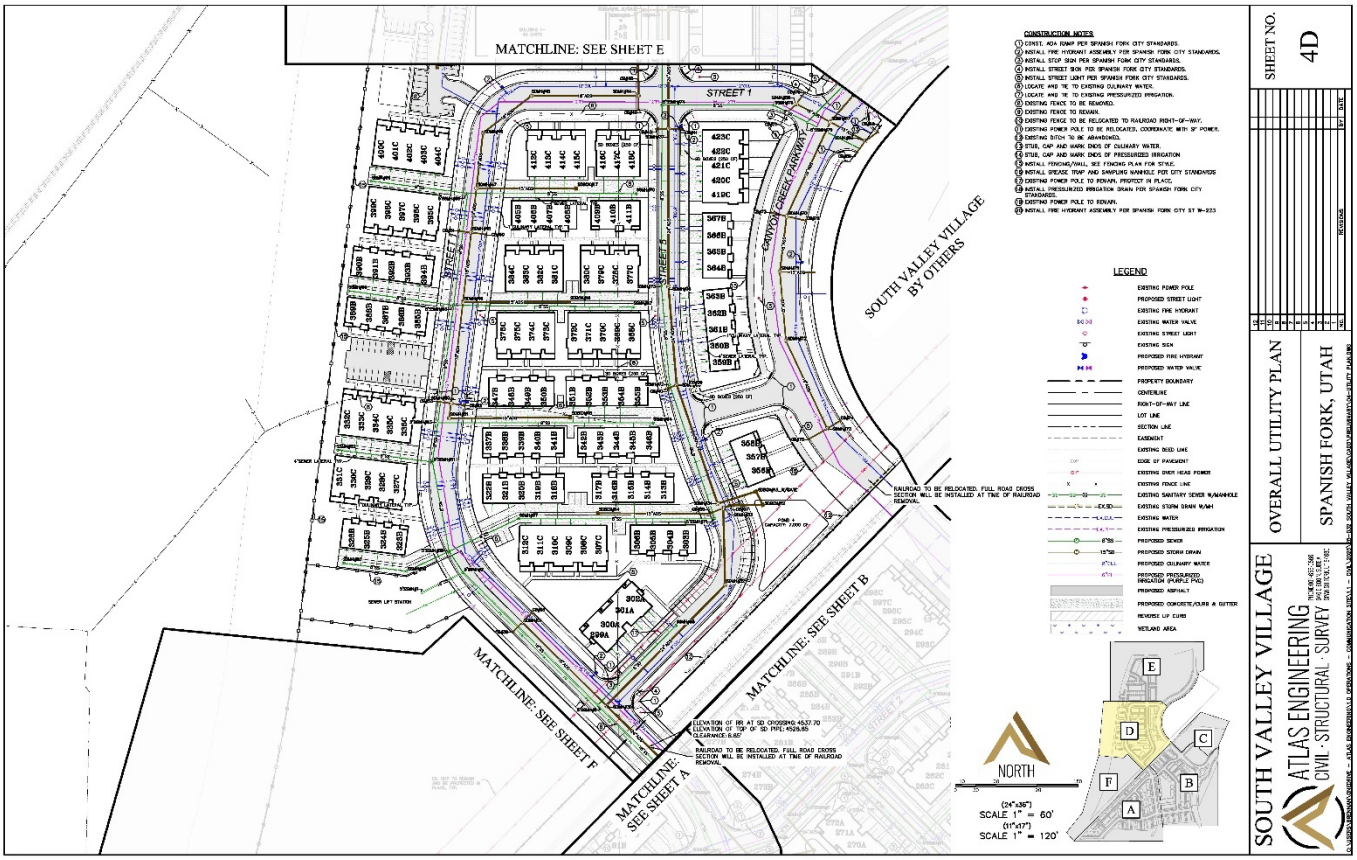
SOUTH VALLEY VILLAGE
ATLAS ENGINEERING
CIVIL · STRUCTURAL · SURVEY

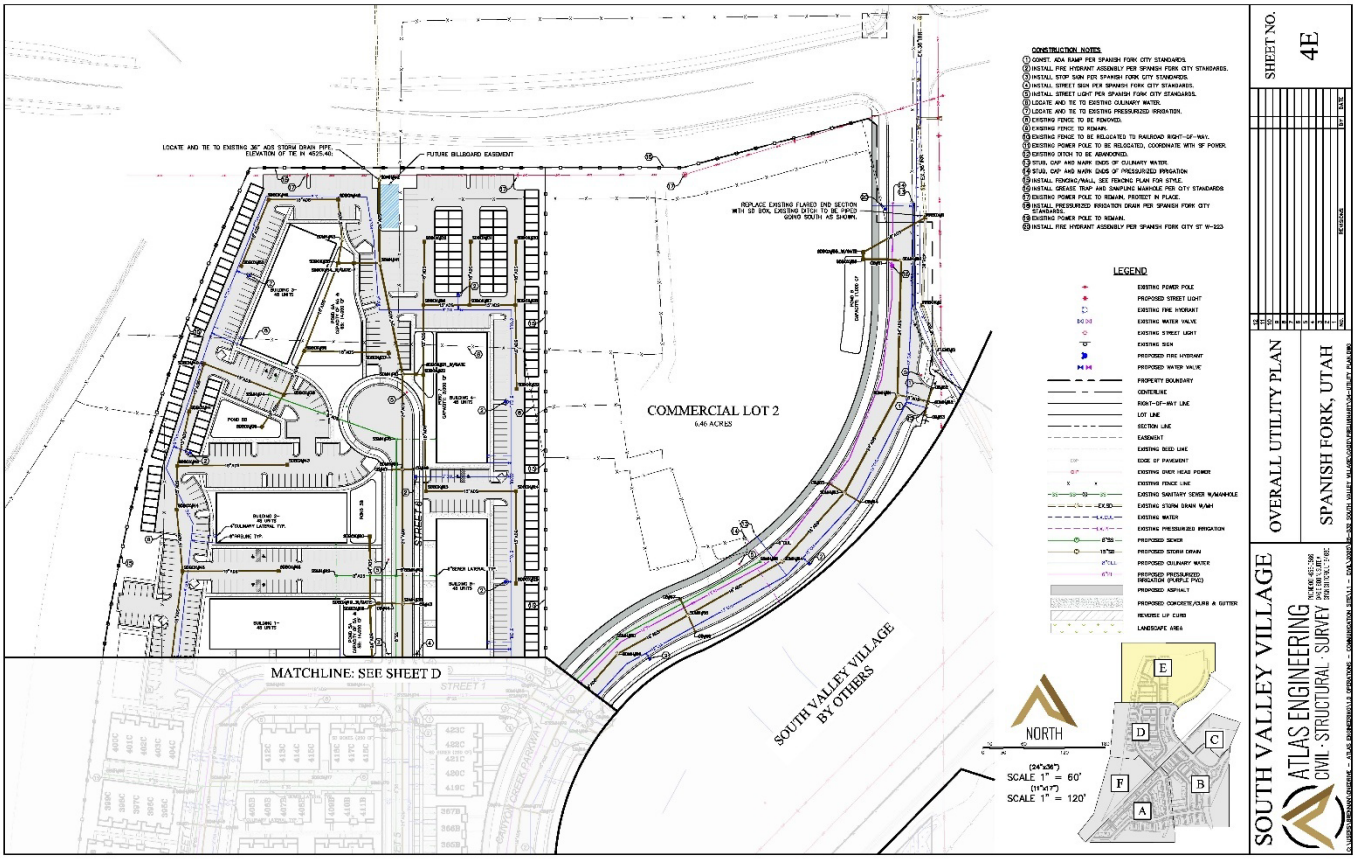



MATCHLINE: SEE SHEET F
MATCHLINE: SEE SHEET B
STREET 1
STREET 2
STREET 3
CHAPPLE DRIVE
WILLIAMS LANE
CONSTRUCTION NOTES
LEGEND
NORTH
SCALE 1" = 60'
SCALE 1" = 120'
SHEET NO. 4A
OVERALL UTILITY PLAN
SPANISH FORK, UTAH
SOUTH VALLEY VILLAGE
ATLAS ENGINEERING
CIVIL · STRUCTURAL · SURVEY

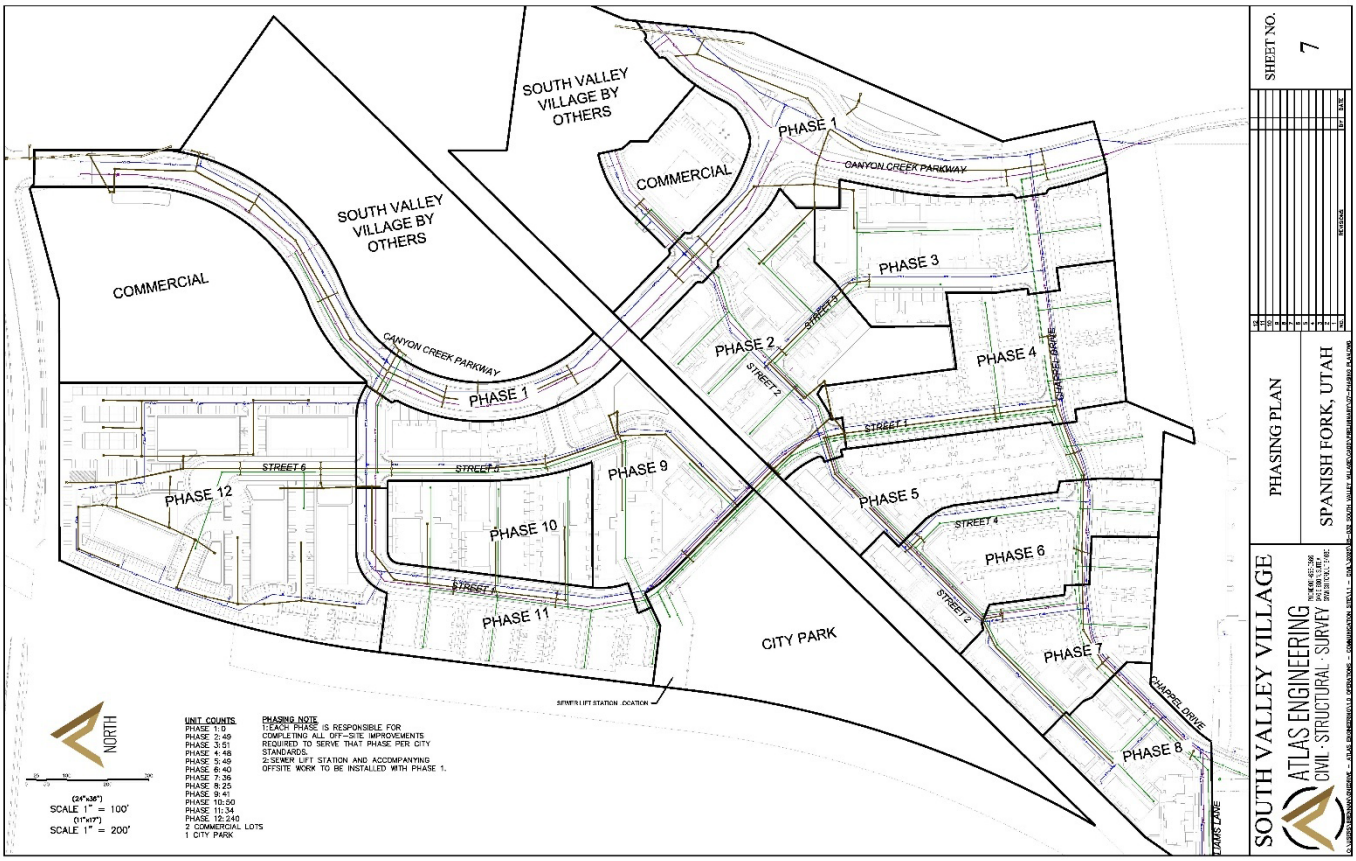

MATCHLINE: SEE SHEET D
MATCHLINE: SEE SHEET C
MATCHLINE: SEE SHEET A
STREET 1
STREET 2
CANYON CREEK PARKWAY
CHAPPEL DRIVE
CONSTRUCTION NOTES
LEGEND
NORTH
SCALE 1" = 60'
SCALE 1" = 120'
SHEET NO. 4B
OVERALL UTILITY PLAN
SPANISH FORK, UTAH
SOUTH VALLEY VILLAGE
ATLAS ENGINEERING
CIVIL · STRUCTURAL · SURVEY

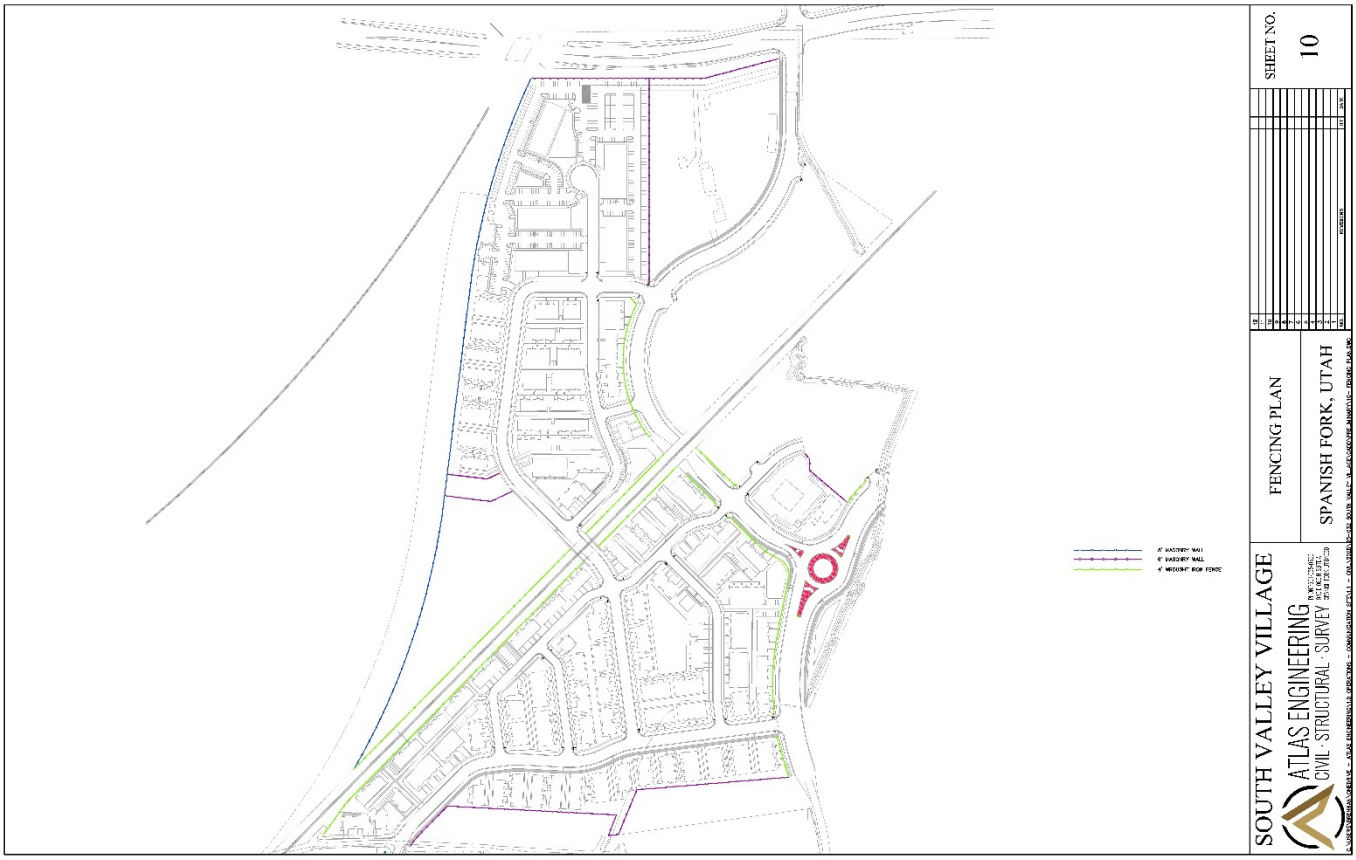

SOUTH VALLEY VILLAGE
BY OTHERS
SOUTH VALLEY VILLAGE
BY OTHERS
TEMPORARY TURNAROUND WILL BE
SHOWN AT FINAL, AS NEEDED
COMMERCIAL LOT 1
1.68 ACRES
MATCHLINE: SEE SHEET D
MATCHLINE: SEE SHEET B
CONSTRUCTION NOTES
LEGEND
NORTH
(24"x36")
SCALE 1" = 60'
(11"x17")
SCALE 1" = 120'
SHEET NO.
4C
OVERALL UTILITY PLAN
SPANISH FORK, UTAH
SOUTH VALLEY VILLAGE
ATLAS ENGINEERING
CIVIL · STRUCTURAL · SURVEY


MATCHLINE: SEE SHEET E
SOUTH VALLEY VILLAGE
BY OTHERS
MATCHLINE: SEE SHEET B
MATCHLINE: SEE SHEET F
MATCHLINE:
SEE SHEET A
RAILROAD TO BE RELOCATED. FULL ROAD CROSS
SECTION WILL BE INSTALLED AT TIME OF RAILROAD
REMOVAL.
CONSTRUCTION NOTES
LEGEND
NORTH
(24"x36")
SCALE 1" = 60'
(11"x17")
SCALE 1" = 120'
SHEET NO.
4D
OVERALL UTILITY PLAN
SPANISH FORK, UTAH
SOUTH VALLEY VILLAGE
ATLAS ENGINEERING
CIVIL · STRUCTURAL · SURVEY


CONSTRUCTION NOTES
LOCATE AND TIE TO EXISTING 36" ADS STORM DRAIN PIPE. ELEVATION OF TIE IN 4525.40.
FUTURE BILLBOARD EASEMENT
REPLACE EXISTING FLARED END SECTION WITH 12' BOX, EXISTING DITCH TO BE PIPED SLOPED SOUTH AS SHOWN.
COMMERCIAL LOT 2
6.46 ACRES
STREET A
MATCHLINE: SEE SHEET D
SOUTH VALLEY VILLAGE BY OTHERS
LEGEND
NORTH
(24"x36") SCALE 1" = 60'
(11"x17") SCALE 1" = 120'
SHEET NO. 4E
OVERALL UTILITY PLAN
SPANISH FORK, UTAH
SOUTH VALLEY VILLAGE
ATLAS ENGINEERING
CIVIL · STRUCTURAL · SURVEY


CITY PARK
6.46 ACRES
MATCHLINE: SEE SHEET D
MATCHLINE: SEE SHEET B
MATCHLINE: SEE SHEET A
NORTH
(24"x36") SCALE 1" = 60'
(11"x17") SCALE 1" = 120'
LEGEND
SHEET NO. 4F
OVERALL UTILITY PLAN
SPANISH FORK, UTAH
SOUTH VALLEY VILLAGE
ATLAS ENGINEERING
CIVIL · STRUCTURAL · SURVEY


SOUTH VALLEY VILLAGE BY OTHERS
COMMERCIAL
SOUTH VALLEY VILLAGE BY OTHERS
COMMERCIAL
PHASE 1
CANYON CREEK PARKWAY
PHASE 3
PHASE 2
STREET 3
STREET 2
PHASE 4
CHAPEL DRIVE
STREET 1
CANYON CREEK PARKWAY
PHASE 1
STREET 6
STREET 5
PHASE 9
PHASE 12
PHASE 10
PHASE 5
STREET 4
PHASE 6
STREET 2
STREET 8
PHASE 11
CITY PARK
PHASE 7
CHAPEL DRIVE
SEWER LIFT STATION LOCATION
PHASE 8
TAHS CAVE
NORTH
(24"x36")
SCALE 1" = 100'
(11"x17")
SCALE 1" = 200'
UNIT COUNTS
PHASE 1: 0
PHASE 2: 49
PHASE 3: 51
PHASE 4: 48
PHASE 5: 49
PHASE 6: 40
PHASE 7: 36
PHASE 8: 25
PHASE 9: 41
PHASE 10: 50
PHASE 11: 34
PHASE 12: 240
2 COMMERCIAL LOTS
1 CITY PARK
PHASING NOTE
1:EACH PHASE IS RESPONSIBLE FOR COMPLETING ALL OFF-SITE IMPROVEMENTS REQUIRED TO SERVE THAT PHASE PER CITY STANDARDS.
2:SEWER LIFT STATION AND ACCOMPANYING OFFSITE WORK TO BE INSTALLED WITH PHASE 1.
SHEET NO.
7
SOUTH VALLEY VILLAGE
ATLAS ENGINEERING
CIVIL · STRUCTURAL · SURVEY
PHASING PLAN
SPANISH FORK, UTAH


SHEET NO.
10
SOUTH VALLEY VILLAGE
ATLAS ENGINEERING
CIVIL · STRUCTURAL · SURVEY
FENCING PLAN
SPANISH FORK, UTAH

SOUTH VALLEY VILLAGE-ANDERSON

A RESIDENTIAL DEVELOPMENT
SPANISH FORK, UTAH
PRELIMINARY PLAN SET
SEPTEMBER 2026

-SHEET INDEX-

SHEET	SHEET NAME
1	COVER
2	OVERALL BOUNDARY
3A	OVERALL LAYOUT
3B	OVERALL LAYOUT
4A	OVERALL UTILITY PLAN
4B	OVERALL UTILITY PLAN
5A	GRADING PLAN
5B	GRADING PLAN
6	EXISTING TOPOGRAPHY
7	GARBAGE COLLECTION PLAN
8	FENCING PLAN
DT-01	DETAIL SHEET
R.O.S	RECORD OF SURVEY

DATA TABLE
TOTAL ACREAGE=13.26 acres
TOTAL APARTMENTS=176
TOTAL TOWNHOMES=57
TOTAL UNITS=233
TOTAL ACREAGE IN ROW=3.22 ACRES
ACREAGE OF OPEN SPACE/PONDS=3.72 ACRES(28.05%)
LANDSCAPING= 4.18 ACRES (32%)
IMPERVIOUS=9.08 ACRES (68%)
ACREAGE OF WETLAND SENSITIVE AREA=0.28 ACRES
ACREAGE OF POWER EASEMENT SENSITIVE AREA=3.43 ACRES
GARAGE PARKING:114
PARKING STALLS=339
ON STREET STALLS=90 (16.57%)
TOTAL PARKING PROVIDED: 543
TOTAL PARKING REQUIRED(2.25/UNIT)=525
UNITS PER ACRE=17.57
ZONING=R4

GENERAL NOTES:
1. CONTRACTOR TO FIELD VERIFY HORIZONTAL AND VERTICAL LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF CONSTRUCTION, AND REPORT ANY DISCREPANCIES TO THE ENGINEER.
2. ANY AND ALL DISCREPANCIES IN THESE PLANS ARE TO BE BROUGHT TO THE ENGINEER'S ATTENTION PRIOR TO COMMENCEMENT OF CONSTRUCTION.
3. BEFORE PROCEEDING WITH THIS WORK, THE CONTRACTOR SHALL CAREFULLY CHECK AND VERIFY ALL CONDITIONS, QUANTITIES, DIMENSIONS, AND GRADE ELEVATIONS, AND SHALL REPORT ALL DISCREPANCIES TO THE ENGINEER.
4. ALL DRINKING WATER AND PRESSURIZED IRRIGATION LINES UP TO AND INCLUDING THE METER, ALL SANITARY SEWER MAINS, ALL ELECTRICAL METERS, AND ALL ELECTRIC AND SFCN COMMUNICATION SERVICE LINES UP TO THE MAST ON OVERHEAD INSTALLATIONS AND TO THE TOP OF THE METER BASE FOR UNDERGROUND INSTALLATIONS ARE DEDICATED TO SPANISH FORK CITY.
5. ALL CONSTRUCTION WILL CONFORM TO SPANISH FORK CITY CONSTRUCTION STANDARDS.
6. ALL RECOMMENDATIONS MADE IN GEOTECHNICAL REPORT/STUDY TO BE FOLLOWED EXPLICITLY DURING CONSTRUCTION BUILDINGS AND SITE IMPROVEMENTS.

ENGINEER/SURVEYOR CONTACT INFO:
ATLAS ENGINEERING LLC
(801) 655-0566
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660

OWNER/DEVELOPER
CORY ANDERSON
801-787-3073
corywandersen@gmail.com

CONTRACTOR NOTE:
THE SIZE, ELEVATION, & LOCATIONS OF EXISTING IMPROVEMENTS AND UTILITIES SHOWN HEREON ARE ASSUMED AND APPROXIMATELY SHOWN BASED UPON THE FIELD DATA FROM THE SURVEY. ALL SIZES, LOCATIONS & ELEVATIONS ARE TO BE VERIFIED. IF THERE ARE DIFFERENCES OR DISCREPANCIES, ATLAS ENGINEERING, LLC NEEDS TO BE NOTIFIED BEFORE CONSTRUCTION. ATLAS ENGINEERING, LLC WILL NOT BE LIABLE OR RESPONSIBLE FOR REMOVAL, CONSTRUCTION, OR INSTALLATION OF IMPROVEMENTS THAT ARE NOT IN ACCORDANCE WITH THESE PLANS. ANY AND ALL CHANGES OR VARIATIONS IN THE REMOVAL, CONSTRUCTION OR INSTALLATION OF THE IMPROVEMENTS MADE WITHOUT THE APPROVAL OF THE DESIGNER WILL RESULT IN SOLE LIABILITY TO THE CONTRACTOR. IN ADDITION, ATLAS ENGINEERING, LLC ASSUMES NO RESPONSIBILITY FOR ANY AND ALL EXISTING UTILITIES NOT SHOWN ON THIS PLAN AND ASSUMES NO LIABILITY FOR FAILURE TO EXACTLY LOCATE ALL EXISTING UTILITIES, SHOULD THERE BE INCIDENT.

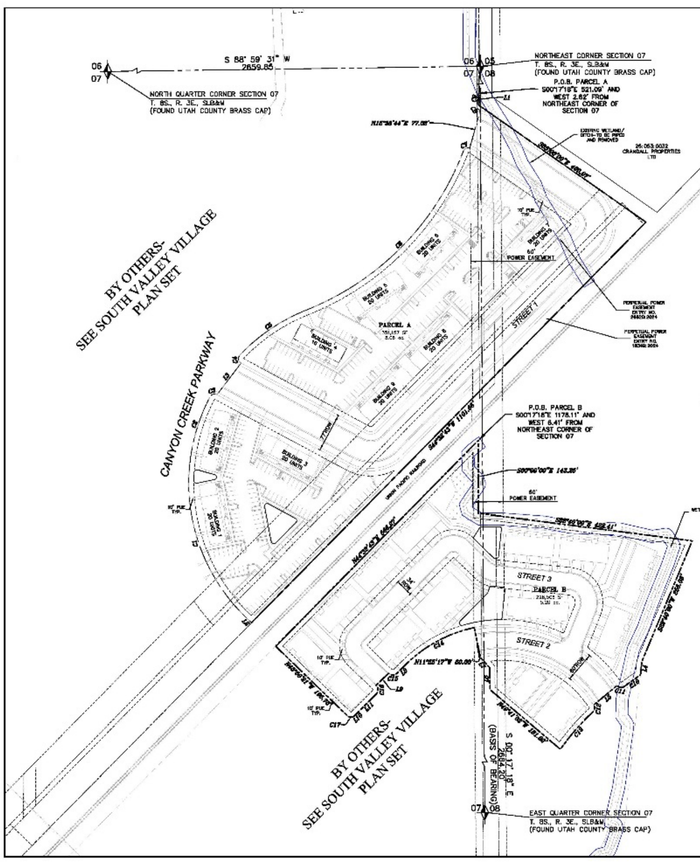


VICINITY MAP
-NTS-

LEGEND

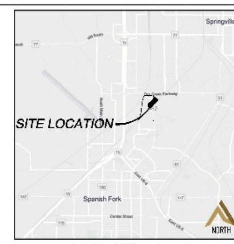
SOUTH VALLEY VILLAGE-ANDERSON

ATLAS ENGINEERING
CIVIL · STRUCTURAL · SURVEY



PARCEL A BOUNDARY DESCRIPTION

PARCEL B BOUNDARY DESCRIPTION



VICINITY MAP
-NTS-

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C1	346.60'	365.00'	333.90'	N18°37'11"W	54°26'20"
C2	121.23'	365.00'	120.67'	N18°06'52"E	19°01'47"
C3	15.82'	10.00'	14.22'	N72°57'22"E	90°39'12"
C4	18.36'	10.00'	15.89'	N9°07'40"W	105°10'44"
C5	158.47'	365.00'	157.23'	N65°54'00"E	24°52'34"
C6	450.43'	545.00'	437.72'	N44°39'41"E	47°21'13"
C7	15.17'	10.00'	13.76'	N64°26'25"E	86°54'41"
C8	14.73'	10.00'	13.44'	N31°14'54"W	84°24'32"
C9	22.12'	545.00'	22.12'	N9°47'36"E	2°19'32"
C10	38.78'	988.00'	38.78'	S54°35'47"W	2°15'13"
C11	15.61'	10.00'	14.07'	N61°49'05"W	89°25'29"
C12	14.71'	10.00'	13.42'	S5°02'57"W	84°18'37"
C13	97.62'	453.50'	97.43'	S41°02'17"W	12°19'59"
C14	155.88'	270.00'	153.72'	S61°32'21"W	33°04'43"
C15	18.48'	12.00'	16.71'	S89°07'35"W	88°15'09"
C16	19.03'	12.00'	17.09'	S0°25'09"E	90°50'19"
C17	15.56'	10.00'	14.04'	S89°34'49"W	89°09'39"

LINE TABLE		
LINE	DIRECTION	LENGTH
L1	S0°00'02"E	22.97'
L2	N45°50'21"W	16.93'
L3	N37°24'13"E	77.99'
L4	S6°00'00"W	26.72'
L5	S50°14'41"W	60.06'
L6	N0°34'39"W	42.60'
L7	N41°49'06"W	26.98'
L8	S45°00'00"W	22.47'
L9	S45°54'44"W	34.02'
L10	S45°00'00"W	2.90'
L11	S45°00'00"W	57.15'

DATA TABLE
TOTAL ACREAGE=13.26 acres
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TOTAL TOWNHOMES=57
TOTAL UNITS=233
TOTAL ACREAGE IN ROW=3.22 ACRES
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LANDSCAPING= 4.18 ACRES (32%)
IMPERVIOUS=9.08 ACRES (68%)
ACREAGE OF WETLAND SENSITIVE AREA=0.28 ACRES
ACREAGE OF POWER EASEMENT SENSITIVE AREA=3.43 ACRES
GARAGE PARKING:114
PARKING STALLS=339
ON STREET STALLS=90 (16.57%)
TOTAL PARKING PROVIDED: 543
TOTAL PARKING REQUIRED(2.25/UNIT)=525
UNITS PER ACRE=17.57
ZONING=R4

ENGINEER/SURVEYOR CONTACT INFO:
ATLAS ENGINEERING LLC
(801) 655-0566
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660

NOTES
1. VERTICAL DATA BASED ON NAVD 88.
2. COORDINATE SYSTEM = NAD83

OWNER/DEVELOPER
CORY ANDERSON
801-787-3073
corywandersen@gmail.com

NORTH

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

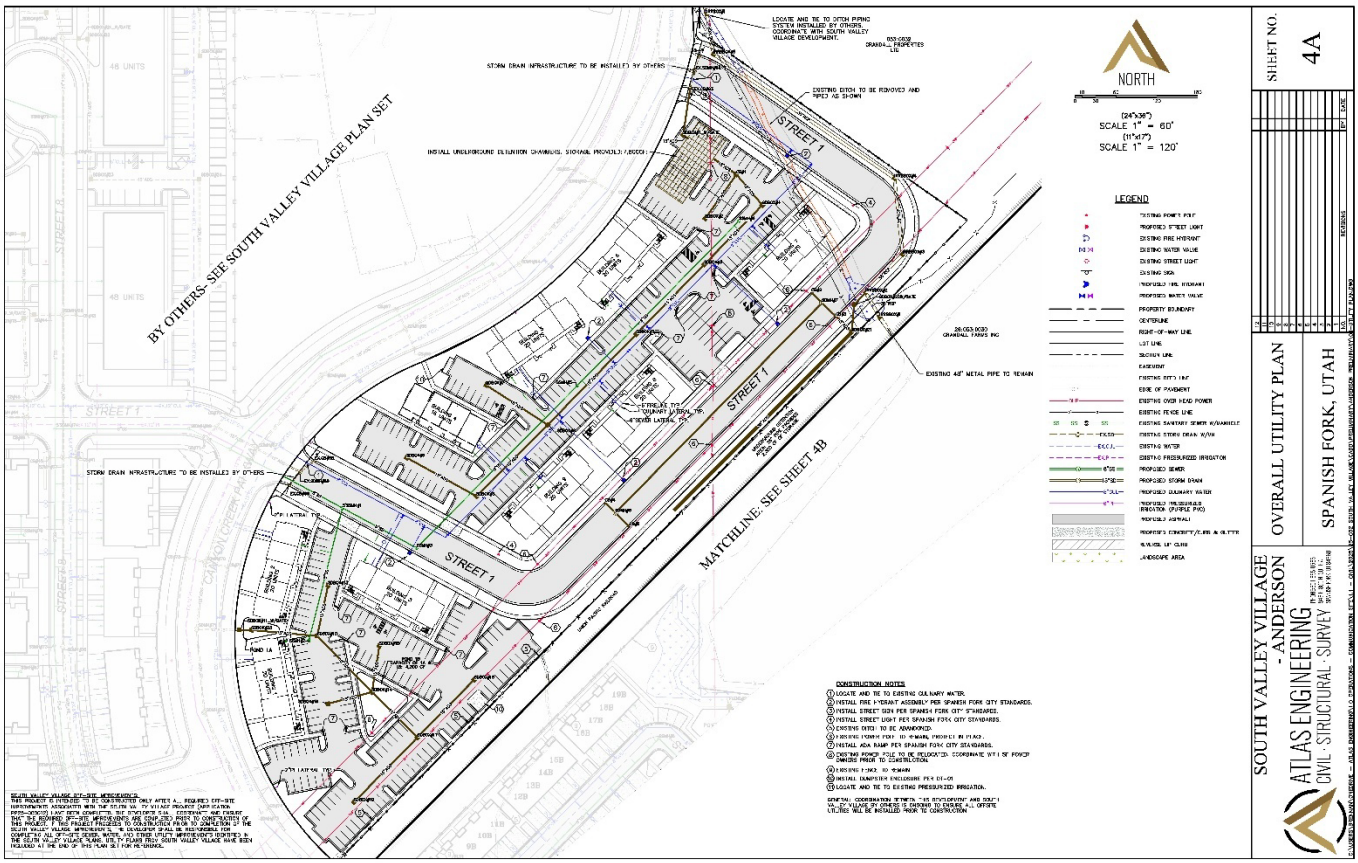
SHEET NO. 2

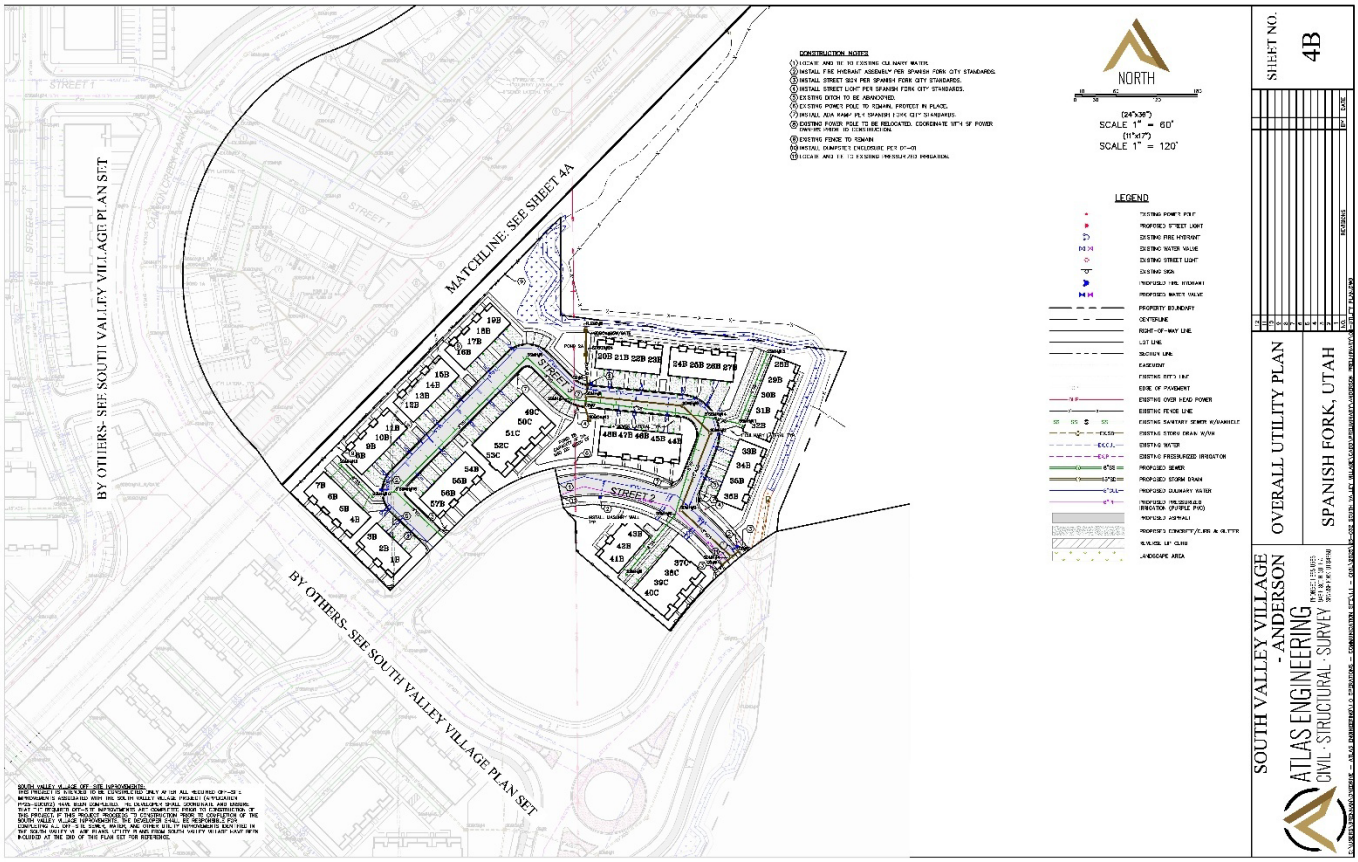
OVERALL BOUNDARY

SPANISH FORK, UTAH

SOUTH VALLEY VILLAGE -ANDERSON

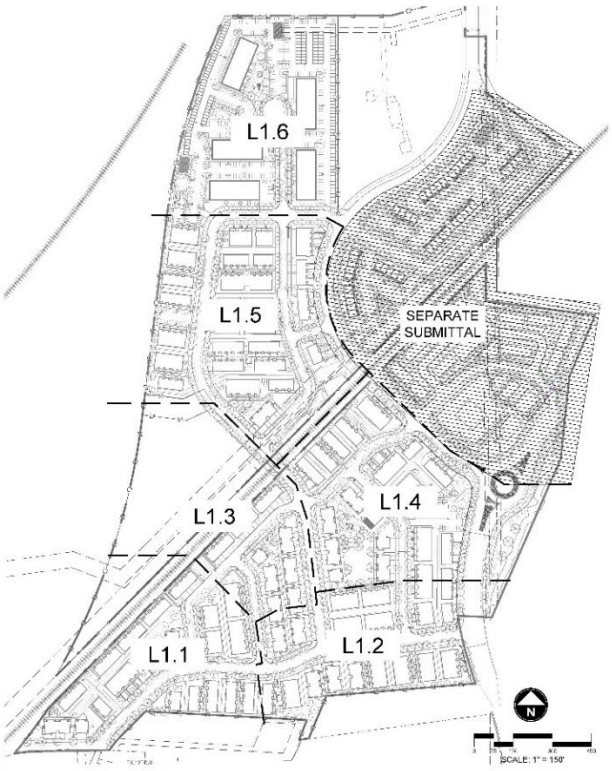
ATLAS ENGINEERING
CIVIL · STRUCTURAL · SURVEY


BY OTHERS- SEE SOUTH VALLEY VILLAGE PLAN SET
STREET 1
MATCHLINE: SEE SHEET 4B
STORM DRAIN INFRASTRUCTURE TO BE INSTALLED BY OTHERS
EXISTING 48" METAL PIPE TO REMAIN
NORTH
SCALE 1" = 60'
SCALE 1" = 120'
LEGEND
CONSTRUCTION NOTES
SHEET NO. 4A
OVERALL UTILITY PLAN
SPANISH FORK, UTAH
SOUTH VALLEY VILLAGE - ANDERSON
ATLAS ENGINEERING
CIVIL · STRUCTURAL · SURVEY


MATCHLINE: SEE SHEET 4A
BY OTHERS- SEE SOUTH VALLEY VILLAGE PLAN SET
STREET 1
STREET 2
CONSTRUCTION NOTES
NORTH
SCALE 1" = 60'
SCALE 1" = 120'
LEGEND
SHEET NO. 4B
OVERALL UTILITY PLAN
SPANISH FORK, UTAH
SOUTH VALLEY VILLAGE - ANDERSON
ATLAS ENGINEERING
CIVIL · STRUCTURAL · SURVEY


BY OTHERS-
SEE SOUTH VALLEY VILLAGE
PLAN SET
CANYON CREEK PARKWAY
STREET 1
STREET 3
STREET 2
BY OTHERS-
SEE SOUTH VALLEY VILLAGE
PLAN SET
6' MASONRY WALL
4' WROUGHT IRON FENCE
NORTH
(24"x36")
SCALE 1" = 80'
(11"x17")
SCALE 1" = 160'
SOUTH VALLEY VILLAGE
FENCING PLAN
SPANISH FORK, UTAH
ATLAS ENGINEERING
CIVIL · STRUCTURAL · SURVEY
SHEET NO.
8

SOUTH VALLEY VILLAGE
PRELIMINARY PLAT LANDSCAPE DRAWINGS



PLANT SCHEDULE

REFERENCE NOTES SCHEDULE

CONTACT INFO:
ROB HUSSEY
920-875-0025
ROB@LANGVARDTDESIGNGROUP.COM

LANGVARDT DESIGN GROUP
336 W. BROADWAY, SUITE 110
SALT LAKE CITY, UT 84101

LDG

SOUTH VALLEY VILLAGE
SPANISH FORK, UT

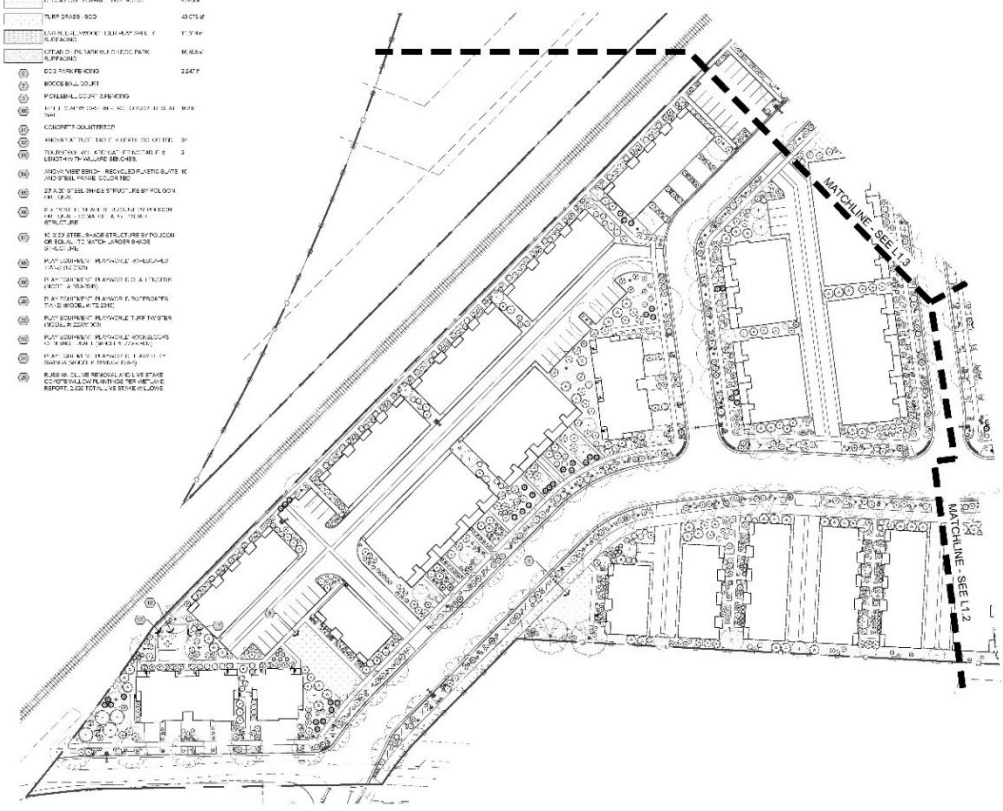
DATE: SEPTEMBER 13, 2023
PROJECT: SOUTH VALLEY VILLAGE
DRAWN BY: BH
CHECKED BY:
SCALE:
PROJECT NO.:

LANDSCAPE COVER

L1.0

REFERENCE NOTES SCHEDULE

PLANT SCHEDULE



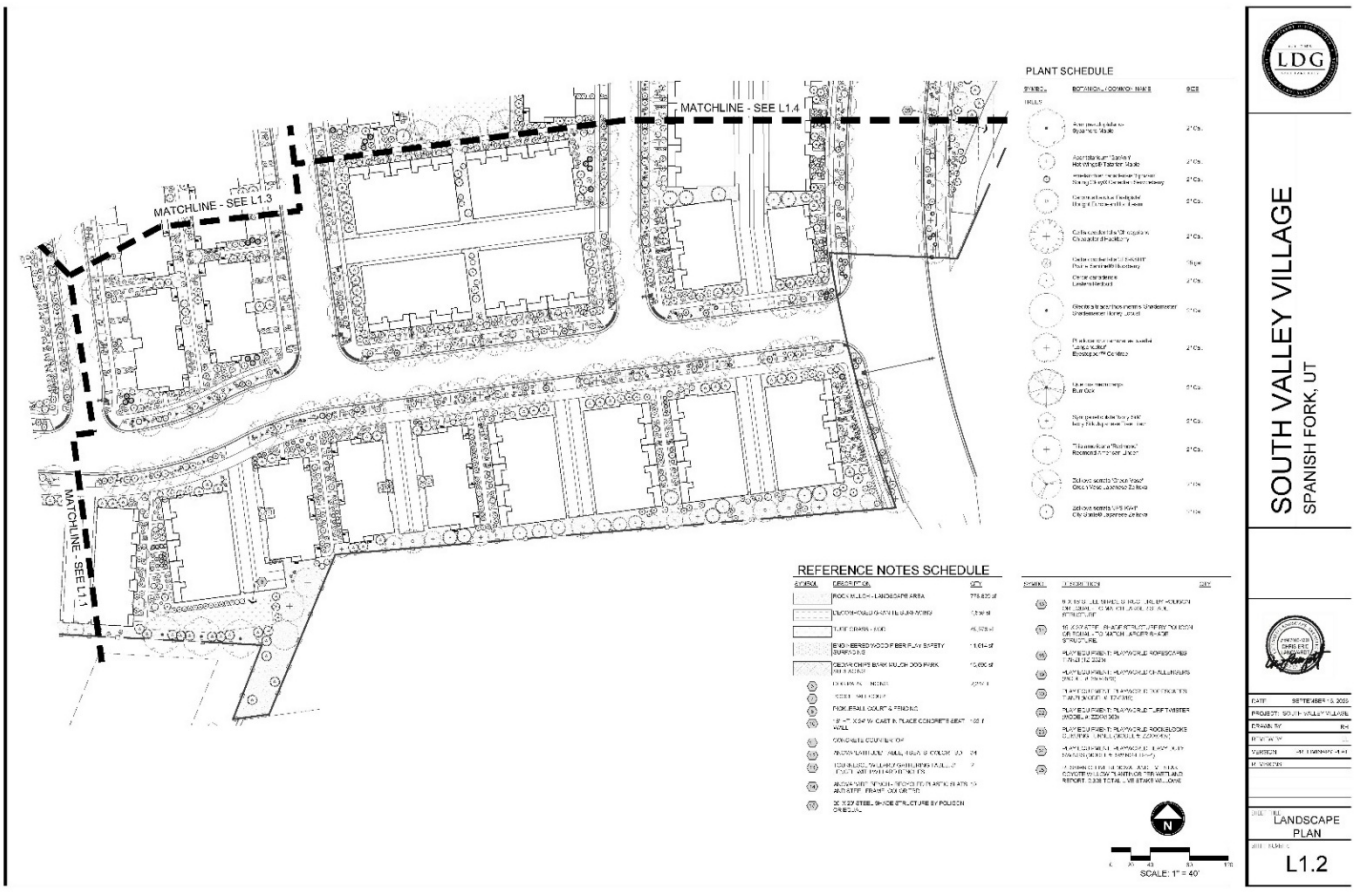
LDG

SOUTH VALLEY VILLAGE
SPANISH FORK, UT

DATE: SEPTEMBER 13, 2023
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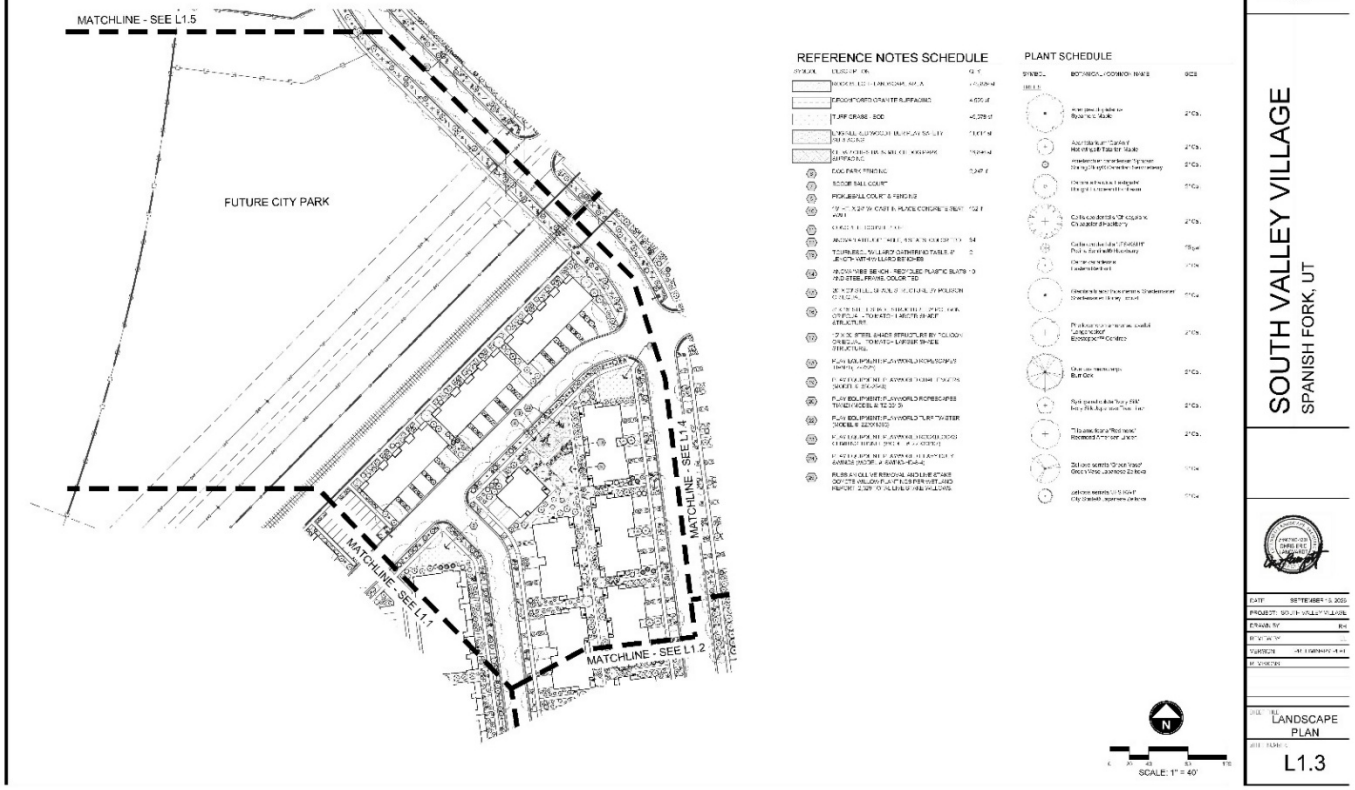
LANDSCAPE PLAN

L1.1



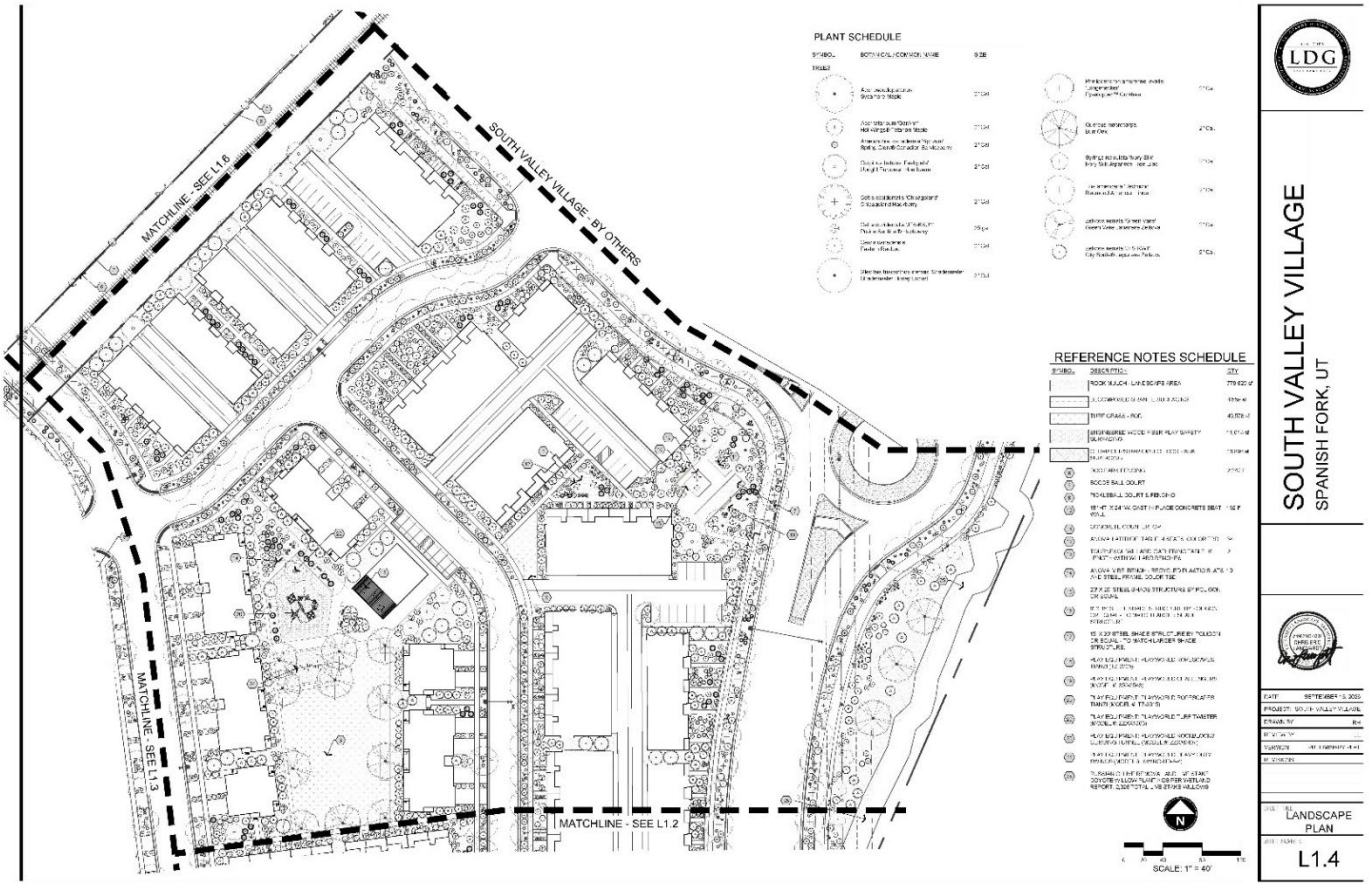
SOUTH VALLEY VILLAGE
SPANISH FORK, UT

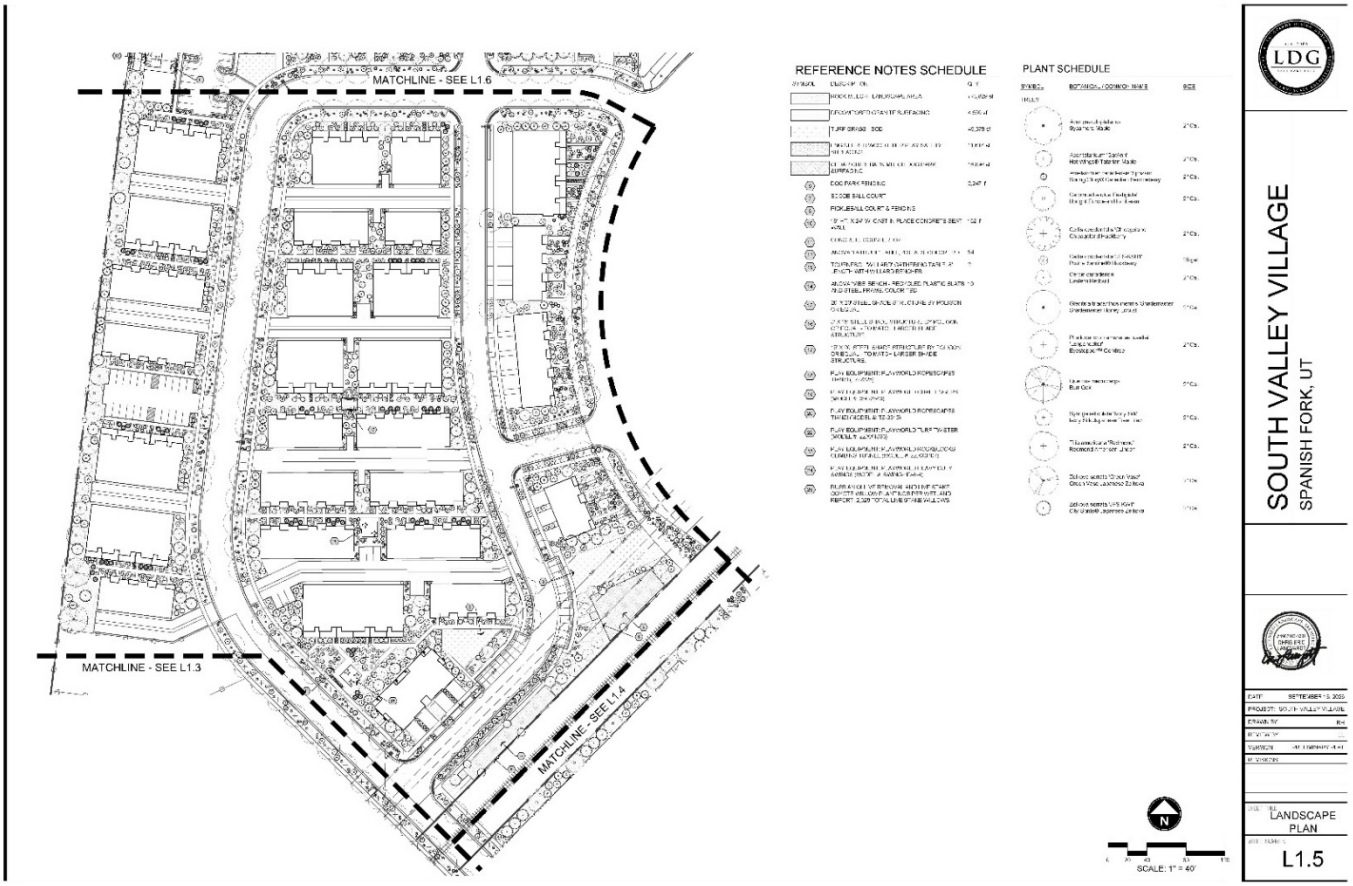
LANDSCAPE PLAN
L1.2

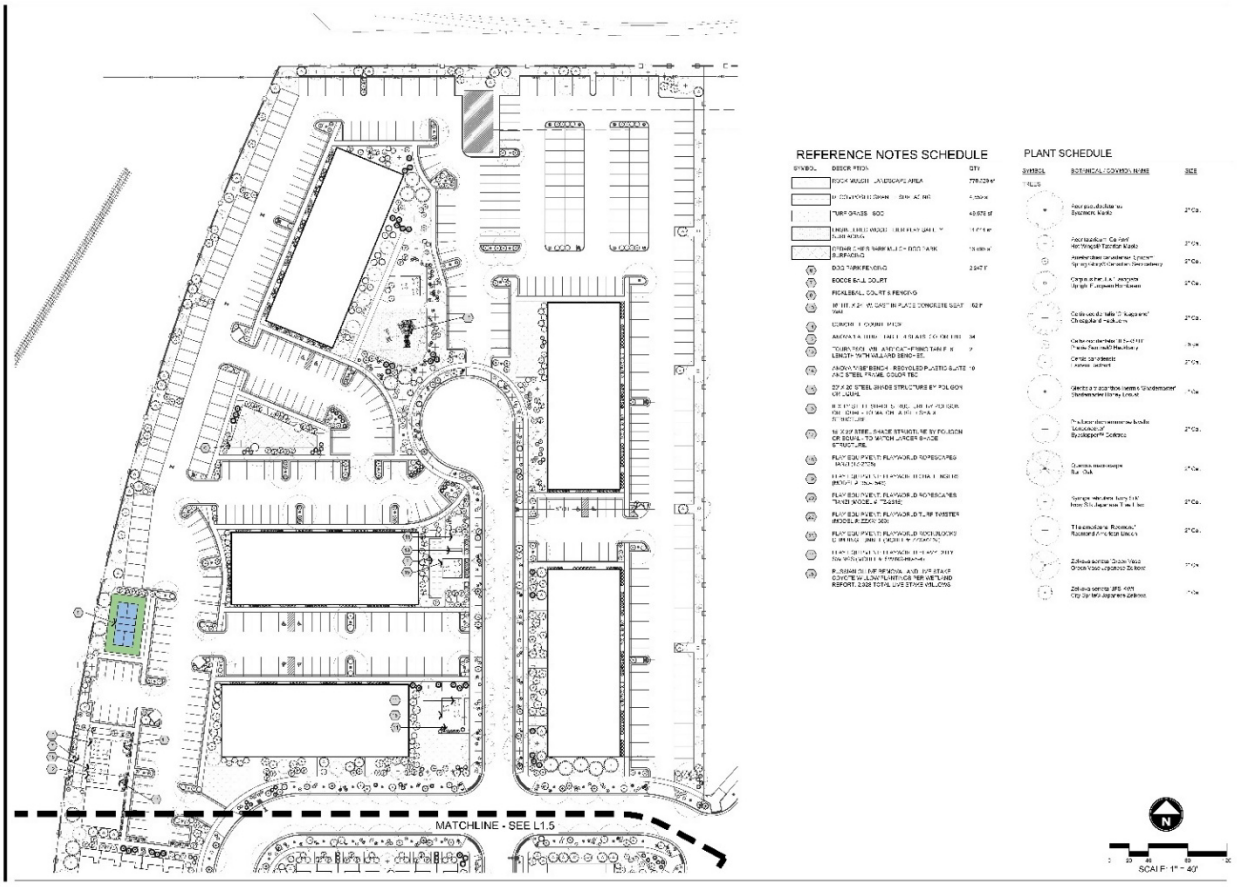


SOUTH VALLEY VILLAGE
SPANISH FORK, UT

LANDSCAPE PLAN
L1.3


PLANT SCHEDULE
REFERENCE NOTES SCHEDULE
SOUTH VALLEY VILLAGE - BY OTHERS
MATCHLINE - SEE L1.6
MATCHLINE - SEE L1.3
MATCHLINE - SEE L1.2
SCALE: 1" = 40'
SOUTH VALLEY VILLAGE
SPANISH FORK, UT
LANDSCAPE PLAN
L1.4


REFERENCE NOTES SCHEDULE
PLANT SCHEDULE
MATCHLINE - SEE L1.6
MATCHLINE - SEE L1.3
MATCHLINE - SEE L1.4
SCALE: 1" = 40'
SOUTH VALLEY VILLAGE
SPANISH FORK, UT
LANDSCAPE PLAN
L1.5



REFERENCE NOTES SCHEDULE

PLANT SCHEDULE

SOUTH VALLEY VILLAGE
SPANISH FORK, UT

LANDSCAPE PLAN
L1.6

SOUTH VALLEY VILLAGE
PRELIMINARY PLAT LANDSCAPE DRAWINGS



PLANT SCHEDULE

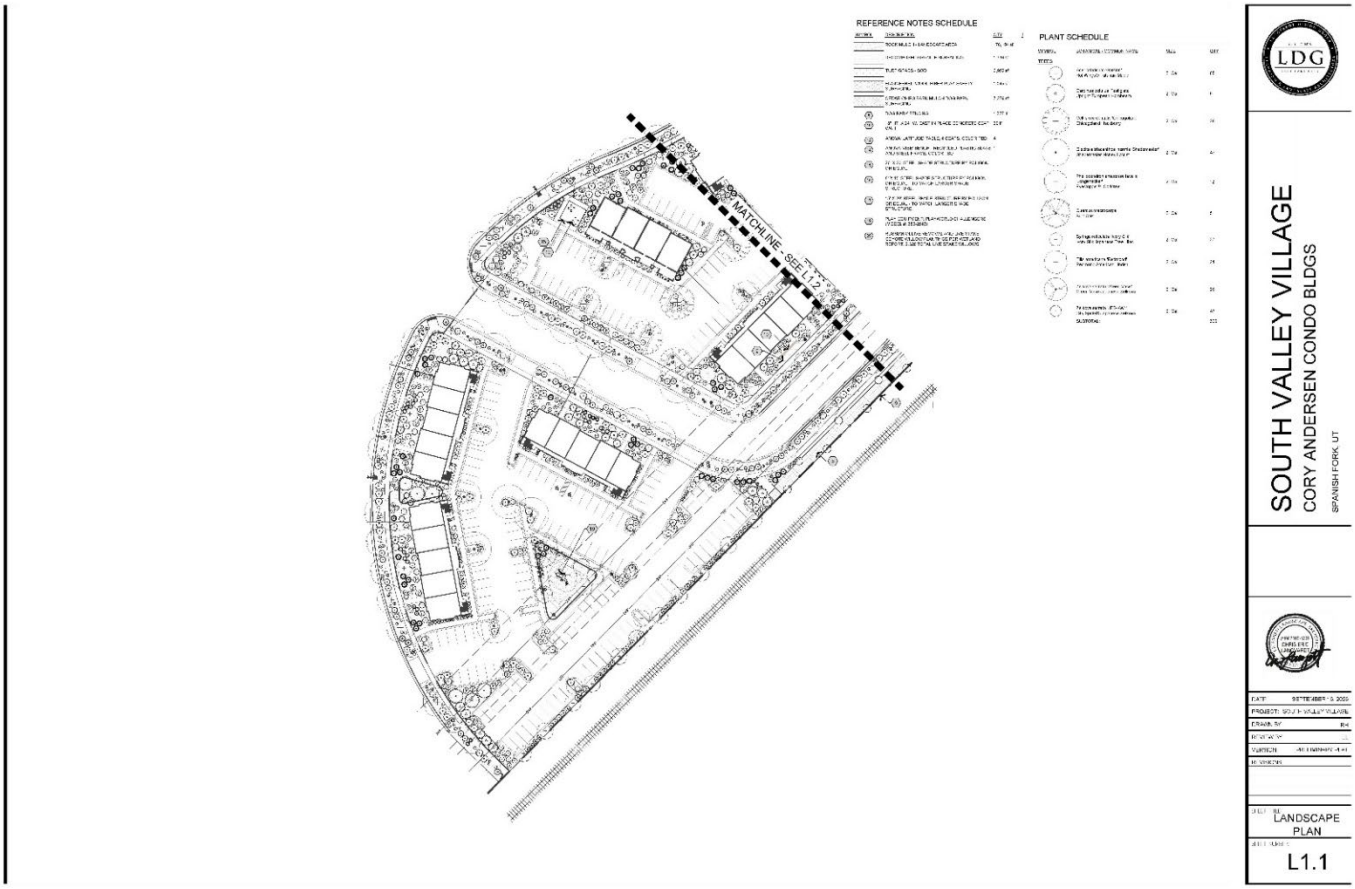
REFERENCE NOTES SCHEDULE

CONTACT INFO:
ROB HUSSEY
920-875-0025
ROB@LANGVARDTDESIGNGROUP.COM

LANGVARDT DESIGN GROUP
336 W. BROADWAY, SUITE 110
SALT LAKE CITY, UT 84101

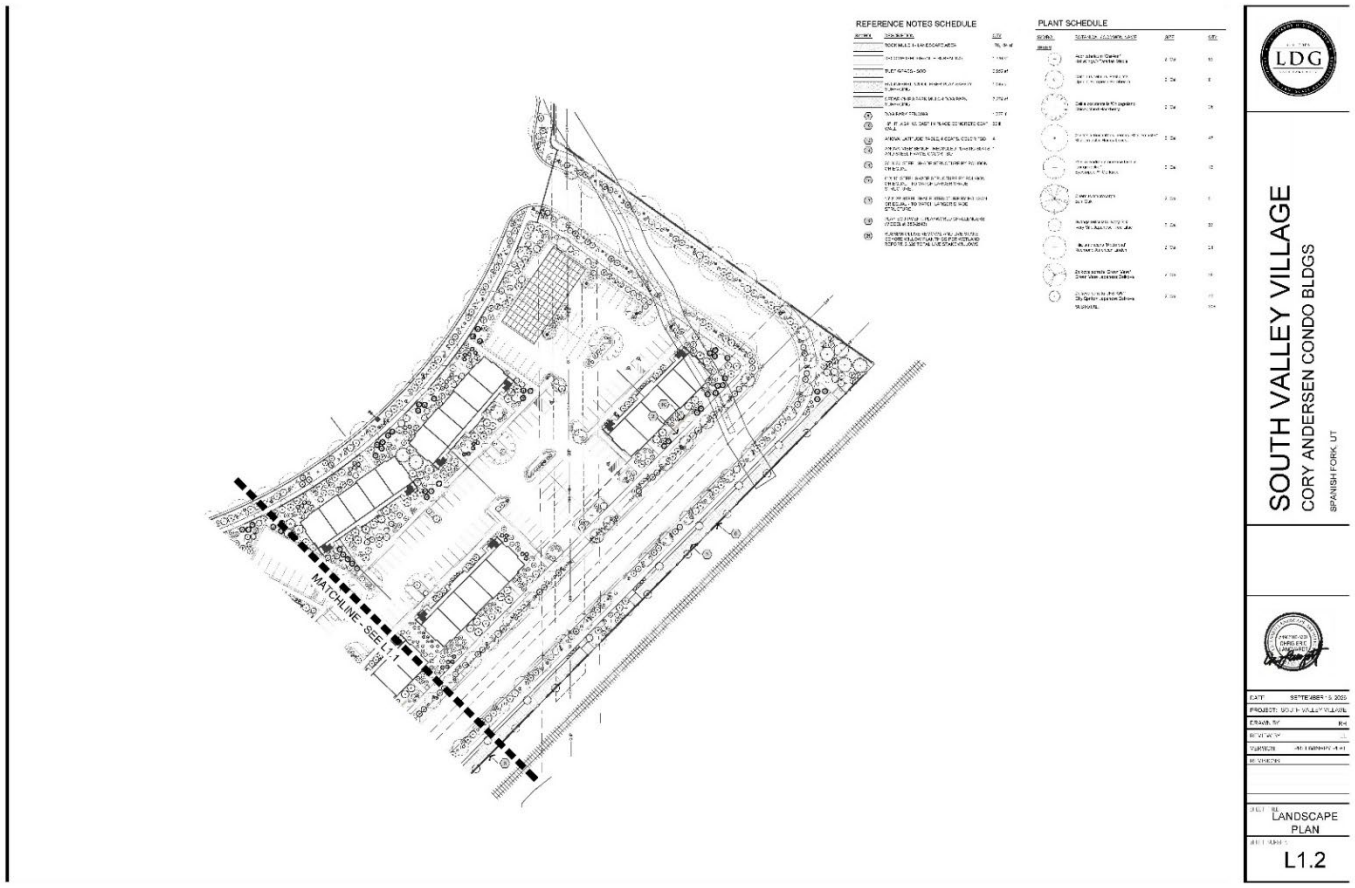
SOUTH VALLEY VILLAGE
CORY ANDERSEN CONDO BLDGS
SPANISH FORK, UT

LANDSCAPE COVER
L1.0



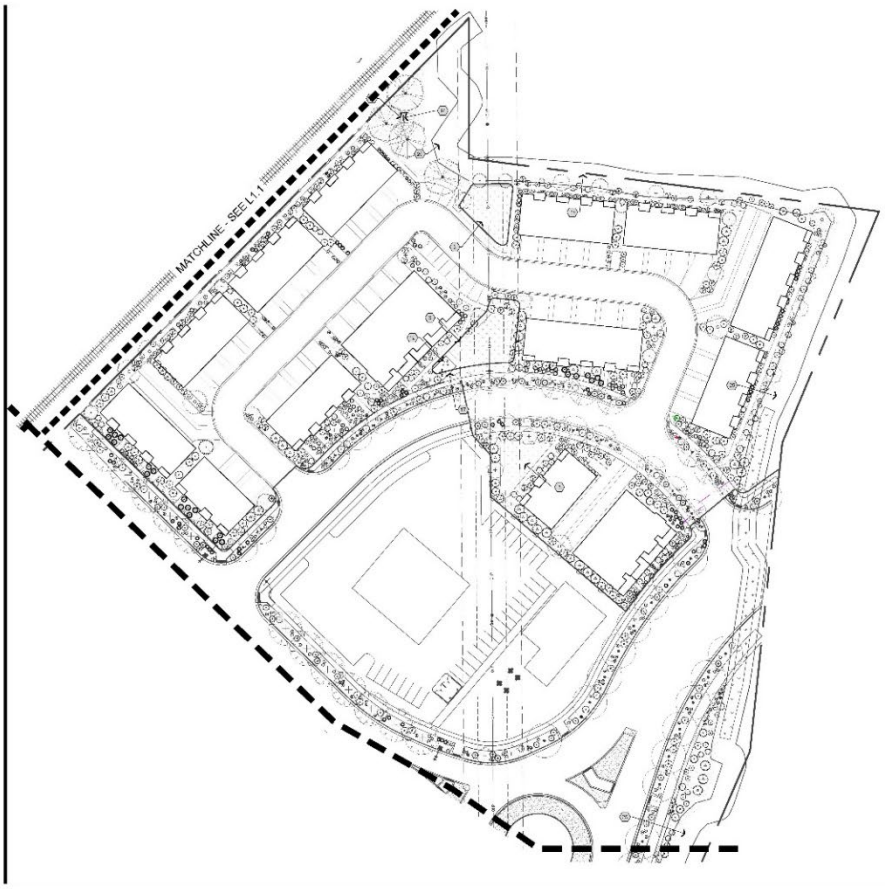
SOUTH VALLEY VILLAGE
CORY ANDERSEN CONDO BLDGS
SPANISH FORK, UT

LANDSCAPE PLAN
L1.1



SOUTH VALLEY VILLAGE
CORY ANDERSEN CONDO BLDGS
SPANISH FORK, UT

LANDSCAPE PLAN
L1.2



PLANT SCHEDULE

REFERENCE NOTES SCHEDULE

SCALE: 1" = 40'

SOUTH VALLEY VILLAGE
SPANISH FORK, UT

LANDSCAPE PLAN

L1.3

EXHIBIT 5



SOUTH VALLEY APARTMENTS CONCEPTUAL

SOUTH VALLEY APARTMENTS

C



FRONT



REAR

SOUTH VALLEY APARTMENTS CONCEPTUAL ELEVATIONS

AE


LEFT
RIGHT
SOUTH VALLEY APARTMENTS
CONCEPTUAL
ELEVATIONS
AE


SOUTH VALLEY APARTMENTS
CONCEPTUAL
MAIN FLOOR PLAN
A-1





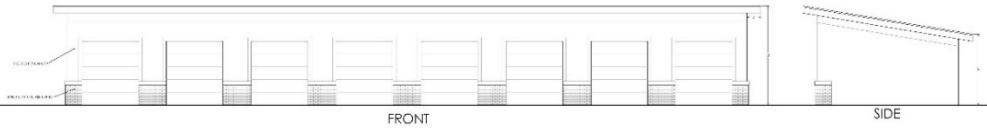


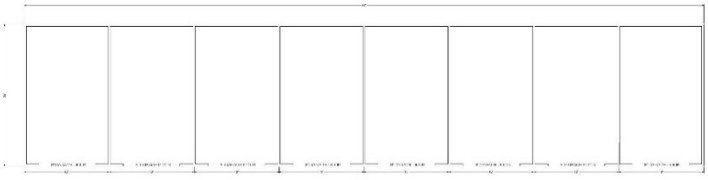


SOUTH VALLEY APARTMENTS
CONCEPTUAL
RENDERINGS

A-2







SOUTH VALLEY APARTMENTS
CONCEPTUAL
PARKING GARAGES

A-3



FRONT VIEW
SCALE:
3



BACK VIEW
SCALE:
2



SIDE VIEW
SCALE:
1

NOT FOR CONSTRUCTION 10% REVIEW SET

CANYON COURT 20 PLEX
EVAN COFER

NOT FOR CONSTRUCTION - 10% REVIEW SET

Revision Date | Revision Number

PROJECT NO. Project Number
DATE
DRAWN BY
CHECKED BY
3D ELEVATIONS

A-9.01



FRONT VIEW
SCALE:
3



BACK VIEW
SCALE:
2



SIDE VIEW
SCALE:
1

NOT FOR CONSTRUCTION 10% REVIEW SET

CANYON COURT 20 PLEX
EVAN COFER

NOT FOR CONSTRUCTION - 10% REVIEW SET

Revision Date | Revision Number

PROJECT NO. Project Number
DATE
DRAWN BY
CHECKED BY
3D ELEVATIONS

A-9.01



FRONT VIEW 3



BACK VIEW 2



SIDE VIEW 1

DESIGNGROUP

NOT FOR CONSTRUCTION 10% REVIEW SET

CANYON COURT 20 PLEX

EVAN COFER

NOT FOR CONSTRUCTION - 10% REVIEW SET

Revision Date | Revision Number

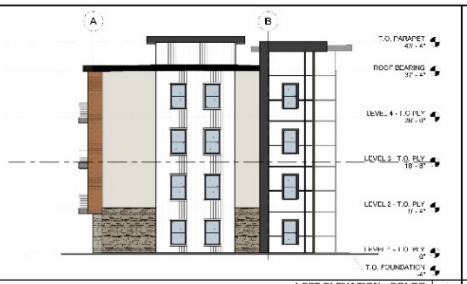
A-9.01



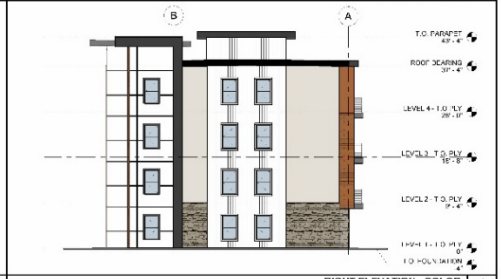
FRONT ELEVATION - COLOR 4



BACK ELEVATION - COLOR 3



LEFT ELEVATION - COLOR 2



RIGHT ELEVATION - COLOR 1

GENERAL NOTES

EXT. MATERIAL LEGEND

#	TYPE	BOLD/STYLE	COLOR
1	FIBER CEMENT SIDING	N/A	WHITE
2	CONCRETE TRIM	N/A	LIGHT GREY
3	STUCCO FINISH	N/A	WHITE
4	STUCCO FINISH	HORIZONTAL	GREY
5	4" ACRYLIC STUCCO REVEAL	HORIZONTAL	STAINED
6	6" ACRYLIC STUCCO REVEAL	VERTICAL	DARK BROWN
7	BRAKE METAL FASCIA	CONTINUOUS	CHARCOAL GRAY
8	STONE VENEER	N/A	TBD
9	TRIMS AT ALL CONDITIONS	CONTINUOUS	CHARCOAL GRAY

NOTE: COLOR PER ARCHITECT

DESIGNGROUP

NOT FOR CONSTRUCTION 10% REVIEW SET

CANYON COURT 20 PLEX

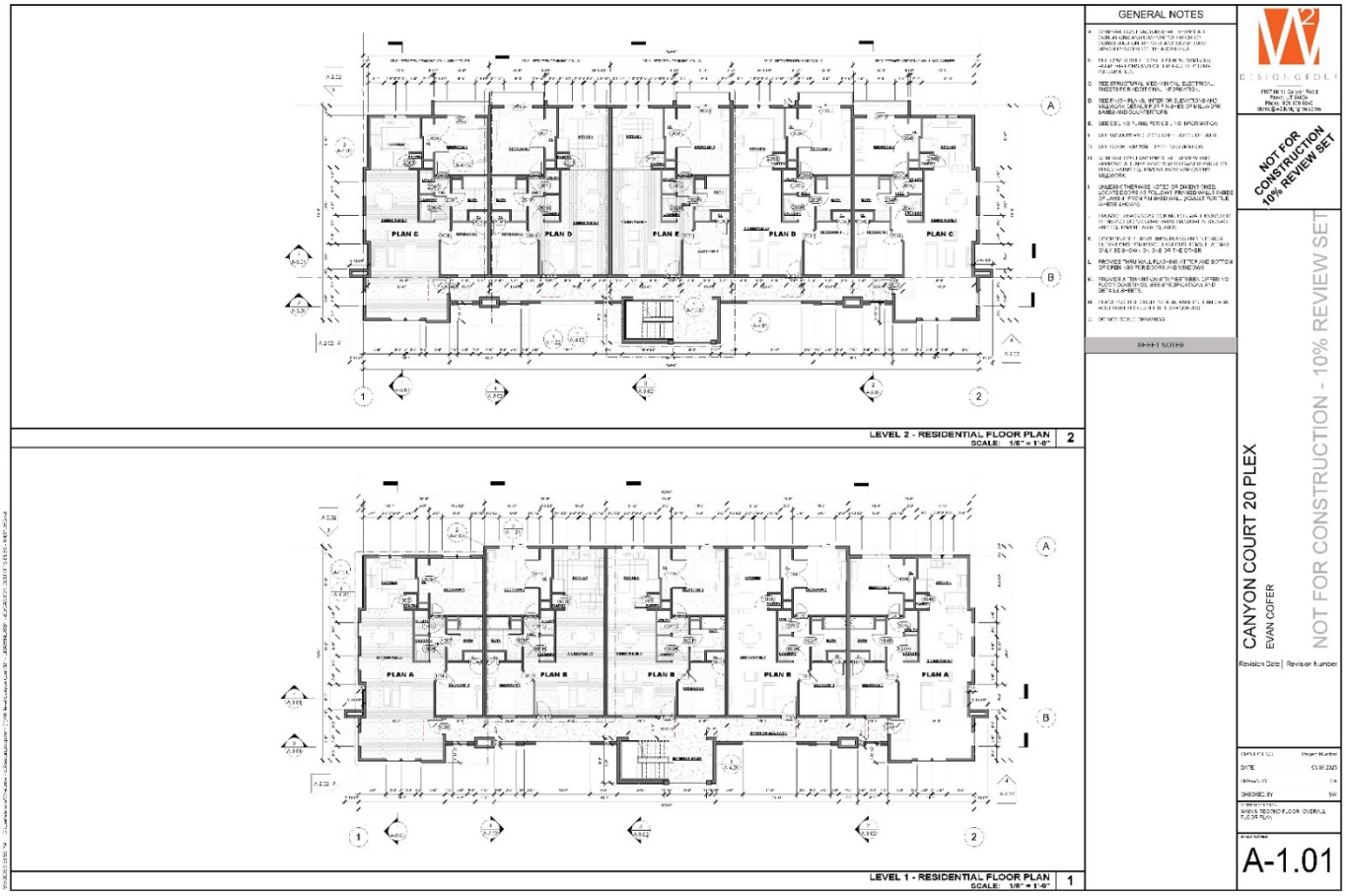
EVAN COFER

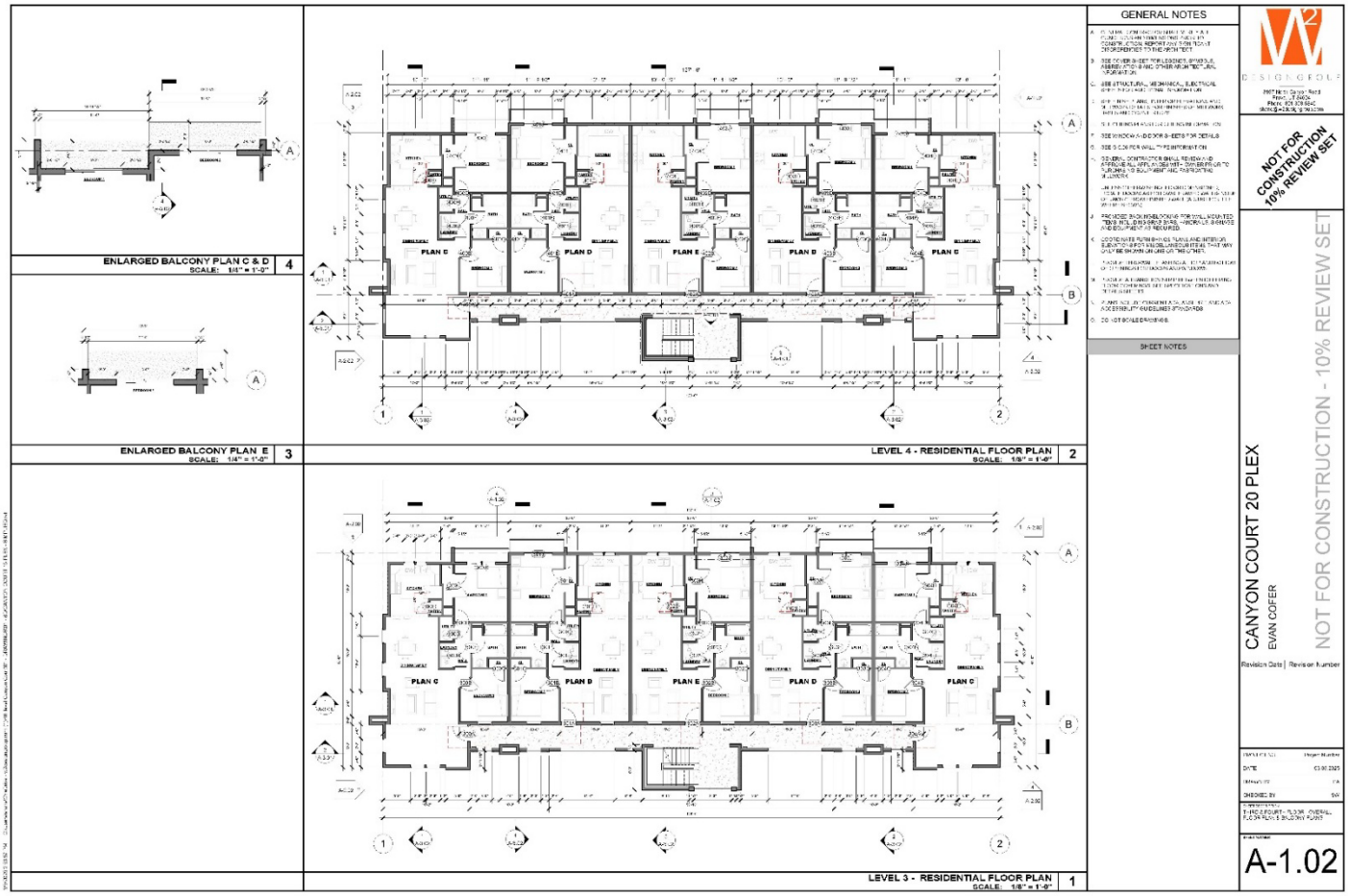
NOT FOR CONSTRUCTION - 10% REVIEW SET

Revision Date | Revision Number

A-2.02


FRONT ELEVATION
SCALE: 1/8" = 1'-0"
4
BACK ELEVATION
SCALE: 1/8" = 1'-0"
3
LEFT ELEVATION
SCALE: 1/8" = 1'-0"
2
RIGHT ELEVATION
SCALE: 1/8" = 1'-0"
1
GENERAL NOTES
EXT. MATERIAL LEGEND
CANYON COURT 20 PLEX
EVAN COFER
NOT FOR CONSTRUCTION - 10% REVIEW SET
NOT FOR CONSTRUCTION 10% REVIEW SET
A-2.01


LEVEL 2 - RESIDENTIAL FLOOR PLAN
SCALE: 1/8" = 1'-0"
2
LEVEL 1 - RESIDENTIAL FLOOR PLAN
SCALE: 1/8" = 1'-0"
1
GENERAL NOTES
CANYON COURT 20 PLEX
EVAN COFER
NOT FOR CONSTRUCTION - 10% REVIEW SET
NOT FOR CONSTRUCTION 10% REVIEW SET
A-1.01





REAR



FRONT

HOLMES HOMES
A family tradition since 1911
Sandy, Utah

ELEVATIONS
SCALE: 3/16" = 1'-0" (22x34) 3/32" = 1'-0" (11x17)

MORNINGSIDE - 4 PLEX
VINEYARD at ALAIA
St. George, Utah

March 26, 2026 | 24-0500

BSB DESIGN
BSBDESIGN.COM

The drawings presented are illustrative of character and design intent only, and are subject to change based upon final design considerations (i.e. applicable codes, structural, and MEP design requirements, unit plan / floor plan changes, etc.) © 2026 BSB Design, Inc.



RIGHT



LEFT






CITYLINE I
BEDROOMS: 3
BATHROOMS: 2.5
FINISHED SQ FT: 1,707
TOTAL SQ FT: 1,915
HOLMES HOMES

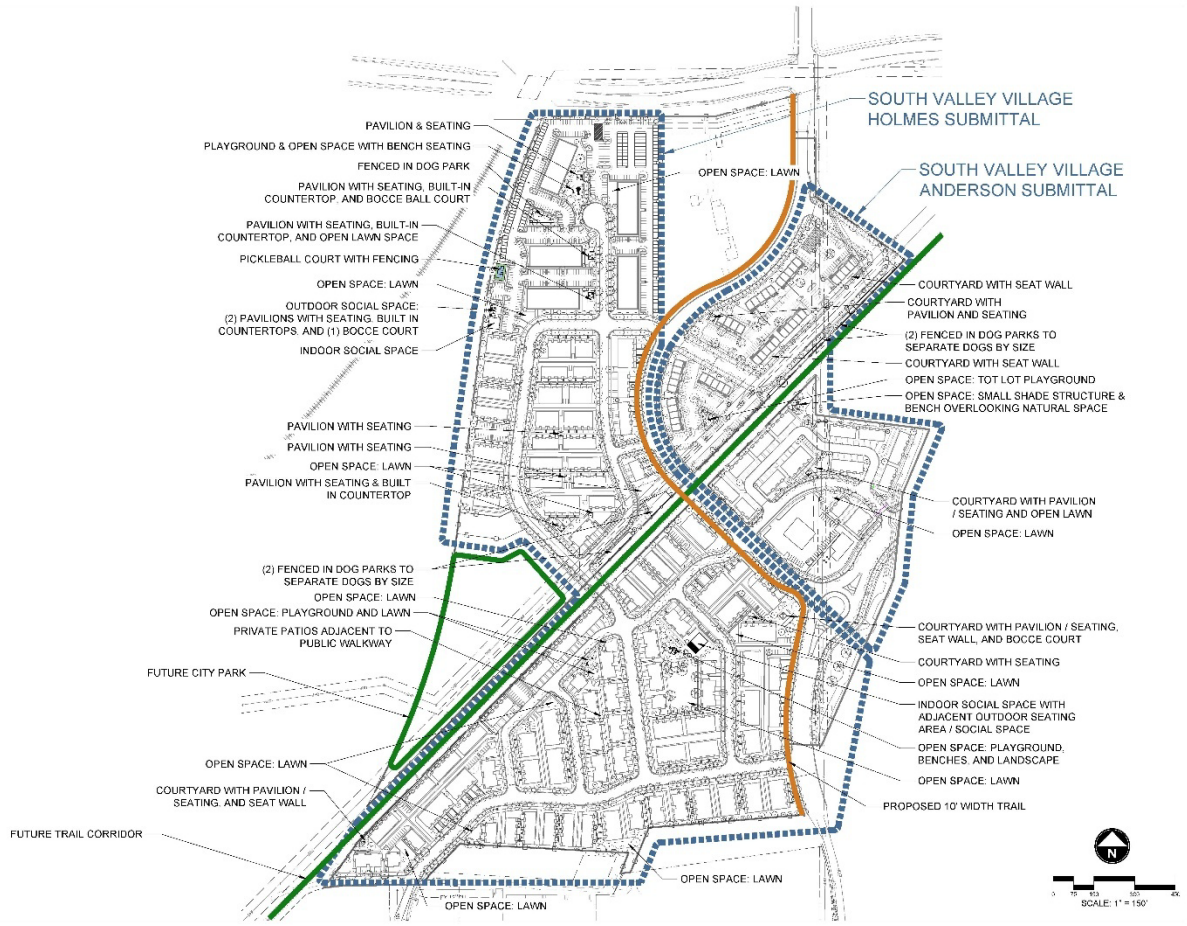



HORIZON
BEDROOMS: 3
BATHROOMS: 2.5
FINISHED SQ FT: 1,554
TOTAL SQ FT: 2,210
HOLMES HOMES




SOHO II
BEDROOMS: 3
BATHROOMS: 2.5
FINISHED SQ FT: 1,558
TOTAL SQ FT: 2,178
HOLMES HOMES

EXHIBIT 6



LDG

SOUTH VALLEY VILLAGE
CORY ANDERSEN CONDO BLDGS
SPANISH FORK, UT

DATE: SEPTEMBER 5, 2023
PROJECT: SOUTH VALLEY VILLAGE
DRAWN BY: RH
REVIEWED: SL
VERSION: PRELIMINARY PLAT
REVISIONS:

SHEET TITLE: OPEN SPACE & AMENITY EXHIBIT
SHEET NUMBER: L2.0



ANOVA 'VIBE' BENCH
RECYCLED PLASTIC SLATS AND POWDERCOATED STEEL FRAME
COLORS: TBD



ANOVA 'LATITUDE' TABLE
POWDERCOATED STEEL, SURFACE MOUNTED
COLORS: TBD



TOURNESOL 'WILLARD' TABLE
WOOD SLATS AND POWDERCOATED STEEL FRAME
COLORS/FINISHES: TBD



STEEL SHADE STRUCTURE BY POLIGON (OR SIMILAR)
20' X 20' SQUARE OPTION SHOWN HERE - OTHER SHADE STRUCTURES TO MATCH STYLE AND COLORS



CHALLENGERS SERIES BY PLAYWORLD
STEEL FRAME, CLIMBING FEATURES, AND SLIDE
COLORS: TBD

LDG

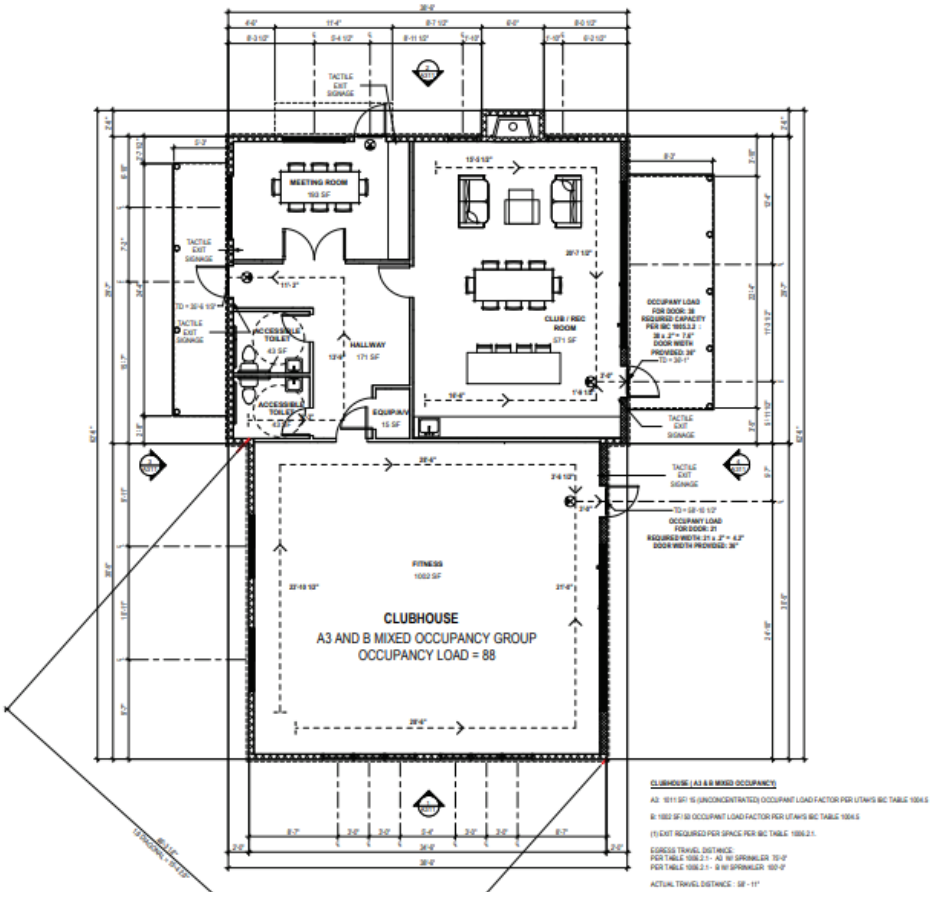
SOUTH VALLEY VILLAGE
CORY ANDERSEN CONDO BLDGS
SPANISH FORK, UT

DATE: SEPTEMBER 5, 2023
PROJECT: SOUTH VALLEY VILLAGE
DRAWN BY: RH
REVIEWED: SL
VERSION: PRELIMINARY PLAT
REVISIONS:

SHEET TITLE: SITE FURNISHINGS
SHEET NUMBER: L1.4



RECREATION BUILDING - RENDERING

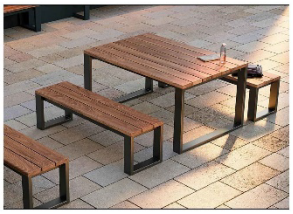




ANOVA 'VIBE' BENCH
RECYCLED PLASTIC SLATS AND
POWDERCOATED STEEL FRAME
COLORS: TBD



ANOVA 'LATITUDE' TABLE
POWDERCOATED STEEL, SURFACE
MOUNTED
COLORS: TBD



TOURNESOL 'WILLARD' TABLE
WOOD SLATS AND POWDERCOATED STEEL FRAME
COLORS/FINISHES: TBD



STEEL SHADE STRUCTURE BY POLIGON (OR SIMILAR)
20' X 20' SQUARE OPTION SHOWN HERE - OTHER
SHADE STRUCTURES TO MATCH STYLE AND COLORS



ROPESCAPES TIANZI BY PLAYWORLD
STEEL FRAME, CLIMBING ROPES, AND SLIDE
COLORS: TBD



ROPESCAPES TIANZI BY PLAYWORLD
STEEL FRAME & CLIMBING ROPE COURSE
COLORS: TBD



CHALLENGERS BY PLAYWORLD
STEEL FRAME, CLIMBERS/TUNNEL, & SLIDE
COLORS: TBD



TURF TWISTER BY PLAYWORLD
ROTATING PLATFORM
COLORS: TBD



ROCKBLOCKS CLIMBING TUNNEL BY PLAYWORLD
TUNNEL FEATURE W/ CLIMBING HOLDS
COLORS: TBD



HEAVY DUTY SWINGS BY PLAYWORLD
COLORS: TBD

SOUTH VALLEY VILLAGE
SPANISH FORK, UT

SITE FURNISHINGS

L1.7

EXHIBIT 7

OFFICE OF THE ATTORNEY GENERAL
STATE OF UTAH

DEREK E. BROWN
ATTORNEY GENERAL

Mark E. Burns
Civil Deputy Attorney General

Daniel Burton
Chief Deputy Attorney General & General Counsel

Douglas Crapo
Public Protection Deputy Attorney General

Stanford E. Purser
Solicitor General

Stewart M. Young
Criminal Deputy Attorney General

September 16, 2026

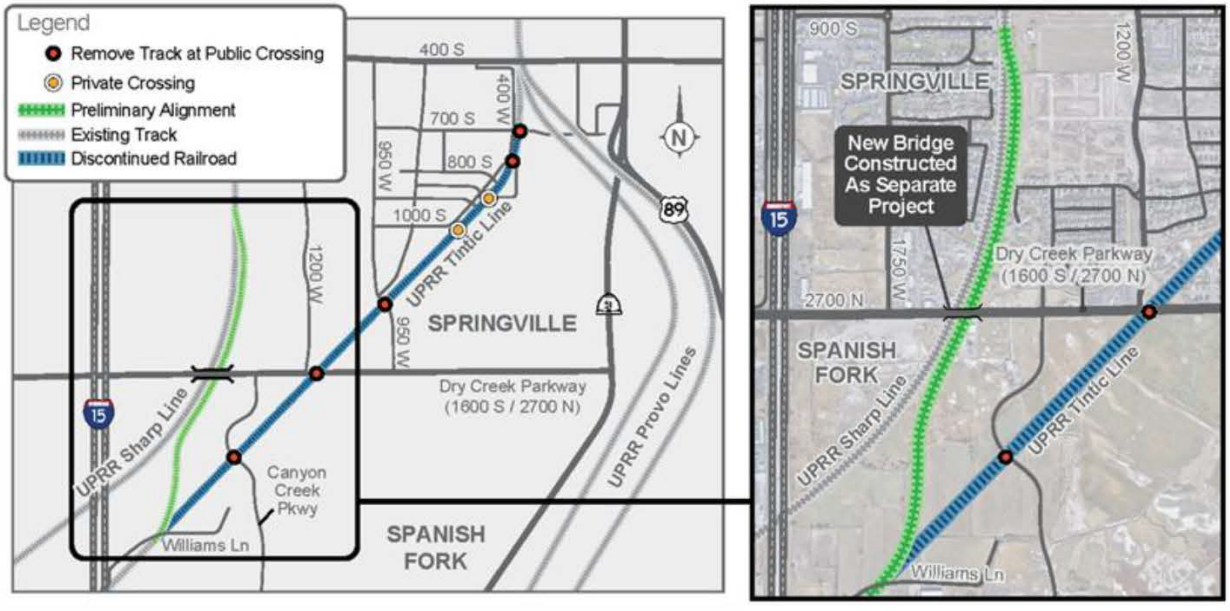
Spanish Fork City
Attn: Seth Perrins, City Manager
40 S. Main St.
Spanish Fork, Utah 84660
sperrins@spanishfork.gov

VIA EMAIL

RE: UTA disposition of Sharp-Tintic railroad discontinued corridor

Dear Seth,

I represent the Utah Transit Authority and wish to update the City on the Sharp-Tintic Railroad project managed by UDOT. We know the City is interested in UTA's plans for the future sale of the discontinued portion of the corridor within the City's jurisdiction. The project will connect the Sharp and Tintic rail lines between Springville and Spanish Fork in order to reroute freight traffic as depicted below. The project will improve safety and mobility by permanently closing seven at-grade railroad crossings along the existing Tintic Line (five public and two private crossings). The new track will be owned by UTA and operated by Union Pacific Railroad ("UPRR").



669 WEST 200 SOUTH, SALT LAKE CITY, UT 84101 • PHONE: (801) 287-2147

As a result of the project, more than two miles of the Tintic Line will be taken out of service in Springville and Spanish Fork. The project is currently in the design phase, which is scheduled to be completed by the end of 2027. Construction is expected to begin early 2028 and is estimated to take approximately 18 months, so we're hoping to have the project completed in 2029.

Following completion, UTA plans to surplus the discontinued portion of the Tintic corridor. The City has expressed interest in the property for its future development needs. In such an event, UTA anticipates that the sale of the surplused property would occur after the completion of the project when rail service on this segment has been discontinued.

Negotiations with UPRR are ongoing. The plan is for UPRR to move its freight operations off the discontinued portion of the Tintic Line. UTA intends to remove the rail from the at-grade crossings and does not currently have a plan for the removal of the rail from the remaining segment. UTA's preference is to surplus the entire corridor rather than the individual crossings. For the City's planning purposes, please be aware that UTA is not able to license any additional roadway crossings along the corridor until freight service has been rerouted.

UTA has recently undergone a statutory change to its governance and is updating its process for surplusing real estate. In regards to this property, UTA does not intend to perform environmental cleanup of the corridor in connection with a sale. It is suggested that prospective buyers conduct a Phase I Environmental Site Assessment before acquiring the property.

We would welcome the opportunity to discuss the future disposition of the property if the City is interested. This letter is informational only and is not an offer to sell, neither is it intended to provide any legal advice. If the City has questions, feel free to reach out to me (*timmerrill@agutah.gov*) or Ethan Ray, Project Manager II (*eray@rideuta.com*). We look forward to continuing to work with you.

Sincerely,

/s/ *Tim Merrill*

TIMOTHY MERRILL
Assistant Attorney General

cc: Vaughn Pickell, City Attorney *(vpickell@spanishfork.gov)*
Dave Anderson, Community & Economic Development Dir. *(danderson@spanishfork.org)*
Byron Haslam, City Engineer *(bhaslam@spanishfork.gov)*
Ethan Ray, UTA Project Manager II *(eray@rideuta.com)*
Spencer Burgoyne, UTA Manager of Property Administration *(sburgoyne@rideuta.com)*

15.3.16.032 R-4 Residential District

This district is intended to allow high density residential uses. There will be a mix of home types in this zone and it is anticipated that the majority of the homes in this zone will be in multi-unit structures arranged in both townhome and stacked flat configurations. Only individual lots for single-family homes will be approved as standard subdivisions. For a project to include twin homes, duplexes, and multi-family dwellings, a project must be approved as a Master Planned Development §15.3.20.080.

A. Permitted Uses:

1. Single-family homes.
2. Recreation and other support facilities connected to housing developments.
3. Municipal facilities required for local service.
4. Churches.

B. Uses Subject to Conditions:

1. Home Occupations (as described in §5.40.010 et seq.).
2. Master Planned Developments (as described in §15.3.20.080 et seq.).
3. Subdivision Model Home Complexes (as described in §15.3.24.060 et seq.).
4. Temporary office or construction trailers (as described in §15.3.24.070 et seq.).

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

1. Wireless communication facilities on existing structures, with the intent to make them stealth facilities, which are not noticeable to a degree greater than the structure to which it is attached; or new stealth facilities which are camouflaged into its surroundings.

D. Accessory Buildings and Uses (see §15.3.24.090).

E. Development Standards.

1. Density shall not exceed 20 units per acre. For purposes of calculating allowed density, sensitive lands, church sites, school sites, and sites for other non residential uses may not be counted in the density calculations.
2. Minimum project size is 12 acres.
3. Minimum street frontage for a development is 80 feet.
4. Maximum impervious surface in the R-4 zone shall be 70% of the project area.
5. Minimum parking shall include two and one-half (2.5) spaces for each unit in the development. Enclosed garages shall be provided for 60% of the units and one-half (0.5) spaces for each unit shall be made available for guest parking. On street parking on public streets may count for up to 20% of the overall parking requirement. The specific number of spaces that can be provided on-street will be determined at the time of Site Plan or Preliminary Plat approval. Parking on adjacent sites (a site with a shared boundary) may be used to provide up to 30% of the required parking for an R-4 development provided that the following provisions are met:
    a. That a perpetual parking easement is granted on the adjacent site for the shared parking.

b. That clearly identified, well-lit, and otherwise safe pedestrian connections are provided between the two (2) adjacent sites.

6. Minimum finished living space shall be provided as follows:

a. Single-family residence, 1,000 square feet.

b. Twin home, 900 square feet, each unit.

c. Duplex, 900 square feet, each unit.

d. Townhome, 900 square feet, each unit.

e. Other multi-family units, 600 square feet for each studio unit, 800 square feet for each one-bedroom unit, 1,080 square feet for each two-bedroom unit, 1,240 square feet for each unit with three or more bedrooms.

f. All projects must have an average home size of 960 square feet or larger.

g. Useable space on balconies for stacked flats may count towards the minimum living space requirement.

7. Curb, gutter, and sidewalk shall be provided in accordance with the City's Development Standards.

F. Development Design.

1. Building Design: multi-family projects shall include design features that differentiate adjoining units and create identity for each unit by meeting the following requirements:

a. Multi-family projects shall include a variety of unit sizes.

b. Multi-family projects shall include elements that engage public right-of-way and common areas.

(1) Where possible, units shall have direct access to the public right-of-way.

(2) Balconies and porches shall be provided adjacent to public right-of-ways and common areas.

c. Multi-family projects shall include a variety of heights with a maximum height of 50 feet.

(1) Long, continuous rooflines and ridgelines greater than 50 feet shall not be permitted.

(2) Where projects abut property that is zoned R-1 or R-3, the maximum height shall be 35 feet within 100 feet of the property boundary line.

d. The front facade of multi-family structures shall exhibit visual relief through an array of architectural features such as roof dormers, hips, gables, balconies, porches, wall projections, and fenestration.

e. Multi-family projects shall include a variety of building colors and materials. A minimum of three (3) colors per elevation is required. Multi-family project proposals may be required to submit a sample board containing examples of all exterior surfacing materials and colors.

f. Side-by-side multi-family homes, that are attached horizontally, shall not exceed six (6) attached units per building.

g. Exposed foundation walls shall not exceed four (4) feet above finished grade at any point.

2. Project Design: multi-family projects shall meet the following requirements:

   a. All exposed sides of multi-family structures shall have framed windows.

   b. Side and rear elevations that are visible from public and private streets shall match the architectural detailing of the front facade.

   c. Building materials for multi-family structures shall consist of at least 50% brick, stone, or synthetic stone on all sides of the structure. No more than 25 % of the structure may be clad in stucco or similar material.

   d. Street oriented facades shall protrude beyond the garage door by at least five (5) feet.

   e. Shared entrances for multi-family structures shall be centrally located, accentuated with architectural detailing, and well lit.

   f. Utility and mechanical equipment extending from multi-family structures shall be clustered and screened. When the project architecture contains pitched roofs, the roof mounted utility equipment shall be situated on the back side of the roof pitch.

   g. Carports and garages shall complement the project architecture in terms of design, materials, and colors.

3. Building Placement and Orientation: multi-family projects shall meet the following requirements:

   a. All multi-family structures shall front onto a public right-of-way. The City Council may grant exceptions to this rule for:

      (1) Multi-family structures that have eight (8) or fewer units and comprise less than twenty (20) percent of the homes in the development.

   b. Where the R-4 zone abuts any R-1 or R-3 zone, the setback for primary buildings adjacent to the R-1 or R-3 zoned properties shall match or exceed the building's height. Otherwise, setbacks shall be as follows for all primary buildings:

      (1) Front yard, 20 feet from public right-of-way or shared driveway to living space.

      (2) Corner side yard, 15 feet to living space.

      (3) Interior side yard, 10 feet, provided 15 feet exists between buildings.

      (4) Rear yard, 15 feet.

      (5) Accessory buildings, 5 feet to property lines and other structures.

      (6) Garage doors, 20 feet from public right-of-way.

   c. Interior fencing for multi-family projects shall be limited to encourage shared open space, pedestrian access, and project integration into the surrounding neighborhood. Private fencing (owned by an owner of an individual unit) shall only be permitted when the fence extends directly from the unit to delineate between common and private space. Fencing shall be uniform in design and construction.

d. Parking should generally be located behind multi-family structures. This includes rear loaded garages, auto courtyards, and parking lots.

e. Required guest parking shall be evenly distributed throughout multi-family projects and be easily accessible.

f. Landscaping strips in the middle of driveways (between parking spaces) should be used to break up expanses of impervious surface.

g. Parking areas shall be broken into smaller parking clusters of 12 spaces or less.

4. Open Space: no less than 30% of the gross project area shall be open space. Applicants shall submit landscape plans for all open space. Landscape plans shall meet all applicable landscaping requirements including those found in 15.4.16.130 and shall include a plant schedule, planting plan, irrigation plan, fencing plans, planting details, and plans for any proposed structures or features. Required open space may include the following:

    a. Open space areas shall be available to everyone residing in the boundaries of the development.

    b. Open space may include pathways and outdoor amenities.

    c. Open space excludes private balconies, decks, patio areas, recreation buildings, indoor amenities, vehicle parking, streets, and streetscape sidewalks.

    d. Open space should be centrally located.

    e. Open space should be clustered to create the most beneficial and efficient use of space.

5. Amenities: centrally located amenities shall be provided for multi-family projects.

    a. Projects fewer than 50 homes shall provide an amenities package appropriate for the project size and location. Projects of 50 units or greater shall provide amenities as follows:

        (1) Multi-family projects shall include at least one amenity per 50 units from the following list:

            (A) Community garden.

            (B) Courtyard with benches.

            (C) Other active or passive recreational areas that meet the intent of this guideline.

            (D) Picnic tables and BBQ area with shade structures.

            (E) Sports courts (i.e., tennis, basketball, volleyball).

            (F) Swimming pool (indoor or outdoor).

            (G) Tot lot with play structure.

        (2) Projects of 51 to 100 homes shall include the following amenities in addition to those required in subsection §15.3.16.032(F)(5(a)(i).

            (A) A minimum of one (1) indoor, centrally located, fully functional social area, no less than 1,000 square feet in size, or a minimum

of one (1) outdoor social function area, no less than 2,000 square feet in size.

(3) Projects of 101 or more homes shall include the following amenities in addition to those required in subsection 15.3.16.032(F)(a)(i) and (ii).

(A) A minimum of one (1) indoor, centrally located, fully functional social area, no less than 1,000 square feet in size.

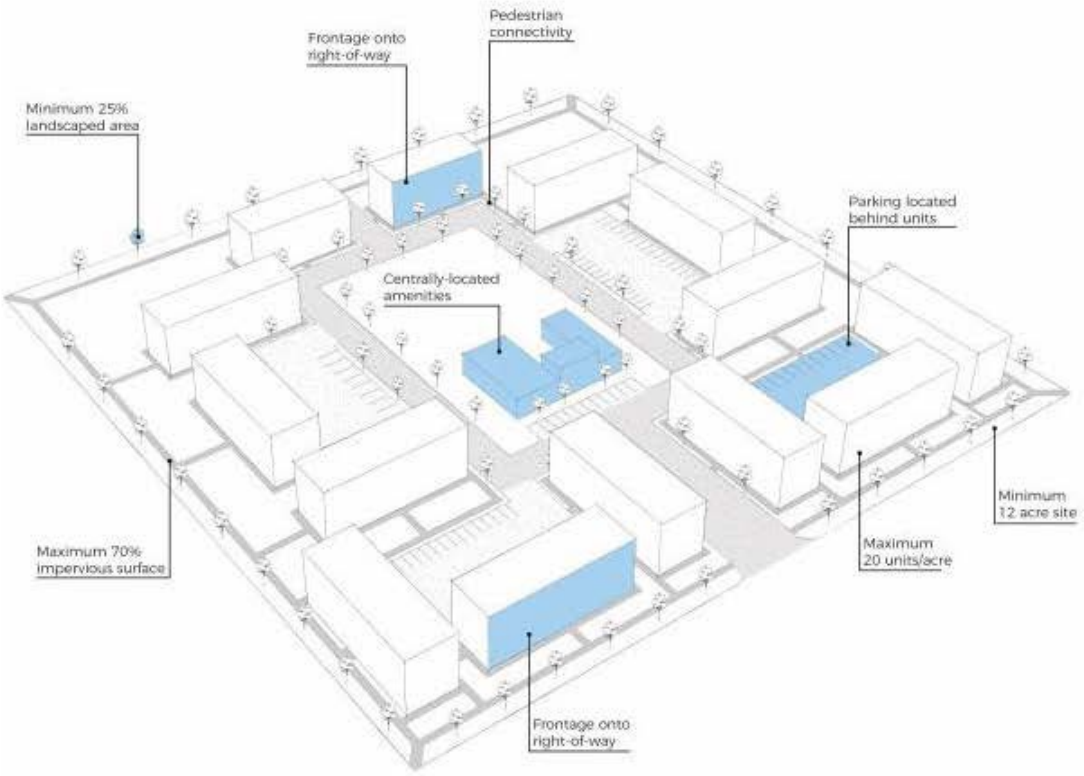
(B) A minimum of one (1) outside, social function area, no less than 2,000 square feet in size.

6. Access: street connectivity should be enhanced with an R-4 development and connections to surrounding neighborhoods.
    a. A traffic impact study may be required for multi-family projects.
    b. The number of street connections and access points for a multi-family project shall be proportional to the number of units.
    c. Local streets shall not exceed 600 feet in length without an intersecting street.
    d. Pedestrian pathways shall be provided between access points, entryways, public gathering nodes, and parking areas. Pedestrian access points should be installed between the project and the surrounding neighborhood.
    e. All multi-family projects shall submit a photo-metric lighting plan.
7. Development Agreements: In order to ensure conformity to approved plans and conditions of approval, and to give assurance that any successor in interest is bound by the same plans and conditions, the City may require applicants to enter into project-specific development agreements with covenants which run with the land. A notice of the development agreement will be recorded against the land.

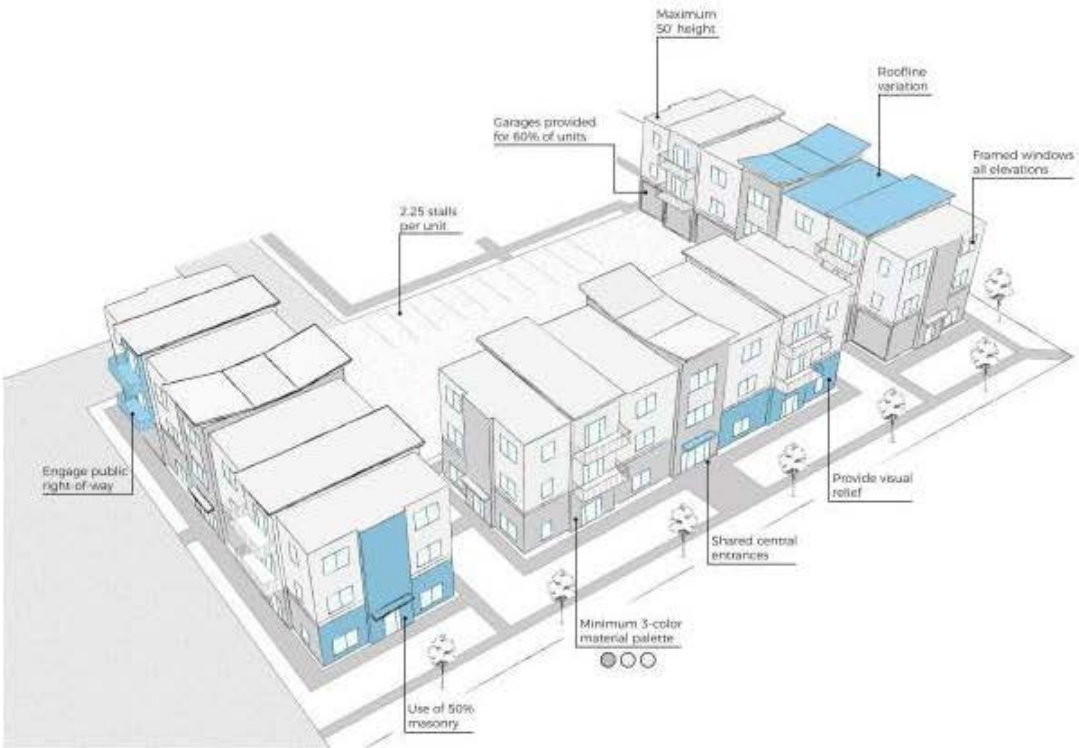
(Ord, No. 05-16, Enacted 04/05/2016)

HISTORY
Amended by Ord. 22-19 on 10/7/2019
Amended by Ord. 26-19 on 12/10/2019
Adopted by Ord. ORD 12-22 Making Various Amendments to Title 15 on 3/6/2022
Amended by Ord. 24-2023 Amending Various Sections of the Spanish Fork Municipal Code Pertaining to Title 15 updates and Amendments Regarding Adding Illustrations, Mailboxes, and Off-Street Parking on 12/12/2023 on 12/12/2023
Amended by Ord. 20-2024 Amending Title 15 of the Spanish Fork Municipal Code Pertaining to Event Centers and Entertainment Uses on 12/10/2024

R-4 REQUIREMENTS
DEVELOPMENT STANDARDS



R-4 REQUIREMENTS
DEVELOPMENT DESIGN



15.3.20.080 Master Planned Development Overlay District

This district is an alternative to developing property by strict adherence to standard zoning and development requirements, which may only be approved as a Zoning Map Amendment as provided in this section. The Master Planned Development (MDP) Overlay District is not a replacement for a standard subdivision but serves as an option. It is intended to provide an option in order to create residential neighborhoods that will increase in value over time by doing the following:

- allowing for efficient designs that provide needed public infrastructure,
- allowing for deviations from typical zoning standards in order to permit uniquely configured or situated properties to be developed in a functional manner that enhances the City,
- allowing developments to include a total number of units up to the maximum density found in the underlying zone as identified in Table 1 - Residential Development Standards of Title 15,
- establishing residential neighborhoods with a distinct character and sense of unity, and allowing for the development of neighborhoods with multi-family homes and a mixture of housing types.

A. Application

1. Applications to establish a Master Planned Development Overlay District shall be processed in the same manner as that for other zoning map amendments. The application shall be accompanied by a complete Preliminary Plat or Site Plan application which includes the following information:

    a. a complete description of the intended nature and character of the development,

    b. a description of all proposed private or public open space areas, including improvements, ownership, and maintenance provisions,

    c. a proposed project phasing,

    d. plans representing proposed landscaping, fences, walls, entry treatments, signage and lighting,

    e. preliminary conditions, covenants, and restrictions (CC&R's),

    f. any variations from the non-Master Planned Development standards,

    g. any proposed amended development standards, including such things as variations in setbacks, heights, and lot sizes,

    h. a data table which includes total acreage, acreage of sensitive lands, total number of homes and units by type, dwelling units per acre, acreage of open space, percent of acreage in open space, and

    i. a phasing plan that specifies the timing of public improvements and residential construction. This plan must be submitted at the submission of the Preliminary Plat or Site Plan. If the sequence of construction of various portions of the development is to occur in stages, then the amenities shall be developed, or committed thereto, in proportion to the number of homes intended to be developed during any given stage of construction.

B. Performance Standards

1. Permitted Use

a. All uses listed in R-1, R-3, R-4, and R-5 Districts, subject to the same restrictions or limitations of the use.

b. Multi-family homes.

2. Subdivision Design

a. Project size. The minimum size of a development is five (5) gross contiguous acres in R-1-8, R-1-9, R-1-12, R-1-15, R-1-20, R-1-30, and R-1-40 Zones. The minimum size of a development in the R-1-6, R-3, and R-5 zones is two (2) gross contiguous acres. The minimum size of a development in the R-4 zone is twelve (12) gross contiguous residential acres. School, church and other non-residential sites are to be excluded from the acreage calculation.

b. Density calculations and lot size. Density shall be limited to the base density per acre as defined in Table 1 - Residential Development Standards. Church sites, school sites, other non-residential uses, sensitive lands and land that is unbuildable by encumbrance or otherwise may not be counted in the density calculations. The average lot size for any development must meet or exceed the minimum lot size required for a standard subdivision in that zone. For projects that include land with multiple zoning districts, the total allowed density will be the sum of the allowed density for each of the distinctly zoned areas. This density may be dispersed throughout the project provided that average lot sizes in the project are commensurate with the distinctly zoned areas. Where projects include features that serve as amenities for the development, plazas, entrance features, private park, the land area of those features may be included in the lot area for purposes of calculating average lot size. Where projects include uniquely large lots, the area of the uniquely large lots that is included for purposes of calculating project density and average lot size shall be limited to twice the minimum lot size of the Zoning District.

c. Street design. Local streets shall not exceed 600 feet in length without an intersecting street.

d. Infrastructure. Inasmuch as isolated, disconnected developments and their public infrastructure systems are an undesirable, inefficient, and in some cases a dangerous condition, developments shall provide infrastructure necessary to serve the MPD and to connect it to surrounding developments, undeveloped property, and anticipated future growth. The MPD must enhance infrastructure connectivity between the MPD and its surroundings by providing road and utility stubs where appropriate. Infrastructure that is intended for public use shall be dedicated to the City. Design, arrangement, and layout of developments may be adjusted by the City to achieve the goals of this section.

3. Architecture

a. Minimum house sizes, finished area (square feet). For the purposes of calculating required finished area, square footage in basements shall not qualify. For split level homes, finished area on floors that are at least 50%below the finished grade of the lot shall not count towards the required finished area.

Minimum Finished Floor Area R-1 and R-3 Zones (see 15.3.16.032 and 15.3.16.033 for R-4 and R-5 Zone requirements)		
Minimum Lot Size and Multi-family	One Story	Multi-Level

80,000 sq. ft.	1,600 sq. ft.	2,400 sq. ft.
60,000 sq. ft.	1,600 sq. ft.	2,400 sq. ft.
40,000 sq. ft.	1,600 sq. ft.	2,400 sq. ft.
30,000 sq. ft.	1,500 sq. ft.	2,200 sq. ft.
20,000 sq. ft.	1,500 sq. ft.	2,200 sq. ft.
15,000 sq. ft.	1,500 sq. ft.	2,200 sq. ft.
12,000 sq. ft.	1,400 sq. ft.	2,000 sq. ft.
9,000 sq. ft.	1,300 sq. ft.	1,600 sq. ft.
8,000 sq. ft.	1,200 sq. ft.	1,500 sq. ft.
6,000 sq. ft.	1,100 sq. ft.	1,400 sq. ft.
Multi-family	1,000 sq. ft. (one level)	1,200 sq. ft. (multi-level)

b. Distinct designs. Development shall include a variety of home styles to ensure a diverse and interesting streetscape. Neighborhoods that have repetitive single-family homes constructed along the same street are not allowed. In order to ensure that the neighborhood is non-repetitive, the same street facing elevation shall not be built on adjacent lots on the same street or on lots directly or diagonally across the street from one another. Different elevations shall be characterized by elements such as, but not limited to, distinct footprints, rooflines, cladding materials or architectural features which contribute to home designs that are easily distinguishable from other home designs along the same street.

c. Parking. Developments in the R-4, R-3, R-1-6, R-1-8, R-1-9, R-1-12, R-1-15, R-1-20, R-1-30, and R-1-40 zones shall provide at least two and a half (2.5) parking spaces per home in the development. Developments in the R-5 zone shall provide at least two and one-quarter (2.25) parking spaces per home in the development. A two (2) car garage for each single-family residence is required. Townhomes and multi-family units must have one (1) attached or detached garage (minimum 12 feet x 20 feet) per unit. Developments shall include no less than one-half (0.5) guest parking spaces per home. Developments that include, with each home, a two (2) car garage and driveway space for two (2) vehicles shall not be required to provide additional guest parking. When required guest parking shall be located within 200 feet of each home.

d. Roofs. Single-family homes in the development shall have at least a 6/12 pitched roof on the main portion of the roof unless it is determined by the Community Development Department that a lesser pitch roof is essential to maintain the integrity of a particular architectural style and that the style is a substantial improvement to what would be built in a standard subdivision.

e. Exterior materials. Homes shall be clad in masonry, or masonry-based materials or a chemically-treated, wood-based, nail-on, lap siding that has at least a 50-year warranty. The City Council may grant a waiver of this requirement based upon superior architectural design plans which involve other materials.

4. Landscaping

a. Developments shall meet all applicable landscaping requirements including those found in 15.4.16.130. Applications for Master Planned Developments shall also include a Street Tree Plan that identifies where trees shall be installed in the park-strips of public rights-of-way throughout the development. Trees included in the Plan shall be spaced 30 feet apart, shall not be placed in restricted areas found in 15.4.16.150 and shall be selected from the Spanish Fork City Shade Tree List. Street trees in Master Planned Developments shall be installed prior to a Certificate of Occupancy being granted for the adjacent lot unless provisions are made for the developer to provide financial assurance to the City that the trees will be installed at a later time.

C. Findings: the following findings must be made by the Council before approving any Master Planned Development Overlay District and accompanying Preliminary Plat:

1. That the proposed development will provide a more pleasant and attractive living environment than a conventional residential development established under the application of the provisions of the underlying zone.
2. That the proposed development will not be materially detrimental to the health, safety, or general welfare of persons residing or working within the neighborhood.
3. That any variation allowed from the development standards of the underlying district will not create increased hazards to the health, safety, or general welfare of the residents of the development of adjacent areas.
4. That the development will improve infrastructure connectivity.

HISTORY

Adopted by Ord. 05-2023 Adopting Title 15, Part 3, Chapter 20, section 80 of the Spanish Fork Municipal code Pertaining to Master Planned Development Overlay District on 4/18/2023

Amended by Ord. 20-2024 Amending Title 15 of the Spanish Fork Municipal Code Pertaining to Event Centers and Entertainment Uses on 12/10/2024

EXHIBIT 9

Draft Minutes
Spanish Fork City Development Review Committee
80 South Main Street
Spanish Fork, Utah
October 7, 2026

Staff Members Present: Seth Perrins, City Manager; Cory Pierce, Public Works Director; Dave Anderson, Community Development Director; Brandon Snyder, Senior Planner; David Mann, Senior Planner; Byron Haslam, City Engineer; Josh Wagstaff, Assistant City Engineer; Marcie Clark, Engineering Department Secretary; Kevin Taylor, Senior Power Utility Planner; Jake Theurer, Power and Light Superintendent; Vaughn Pickell, City Attorney; Joshua Nielsen, Assistant City Attorney; Bryton Shepherd, Landscape Architect; Jason Turner, Fire Marshall; Dillon Muirbrook, Traffic Engineer; Jered Johnson, Assistant Public Works Director; Jared Bartel, Information Systems Director.

Citizens Present: Tate Holmes, Luke McColm, Braiden Hampton, Brennan Chisholm, Austin Pritchett, Tate Murphey, Caleb Christen, Cory Anderson, Glen Lent.

Cory Pierce called the meeting to order at 10:04 a.m.

MINUTES

September 30, 2026

Dave Anderson moved to approve the minutes of September 30, 2026.

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

GENERAL PLAN AMENDMENT

Hidden Groves

Brandon Snyder reviewed the request to change the General Plan land use designation to Medium Density Residential for property in the River Bottoms. He explained that much of the property is designated Agricultural and that the previously reviewed residential

ANNEXATION AND ZONE CHANGE AND PRELIMINARY PLATS

South Valley Village

Brandon Snyder presented the related annexation, zone change, and two preliminary plat applications. The proposals included the larger South Valley Village development, formerly North Lakes, and the South Valley Village Anderson development. Portions of the project are outside City limits. Existing City zoning includes Business Park, Commercial, and Industrial. The applicant proposed R-4 residential zoning, C-2 commercial zoning, and Public Facilities zoning for park space.

Mr. Snyder explained that the General Plan designation had recently changed from Mixed Use to Gateway. The Gateway designation anticipates mixed uses and residential densities of 20 to 50 homes per acre. He noted that an existing zoning district might not fully implement that designation and that the applicant had chosen to pursue the R-4 zone. The presentation addressed the location of commercial parcels, a future City park, a sewer lift station, and proposed development phases. Major improvements were proposed with the first phase. The Committee also reviewed how housing, streets, open space, and amenities would relate to the existing rail corridors and power lines.

Staff identified unresolved questions about rail abandonment and removal, funding and timing of the replacement rail connection, interim utility crossings, acquisition and cleanup of the corridor, and continuing railroad rights. Current standards call for masonry walls along the railroad, while the applicant proposed alternative fencing in anticipation of rail removal. The plans included an alternate connection intended to provide secondary access if a proposed rail crossing could not be permitted.

Staff discussed the possibility of a future rail service or maintenance facility on nearby state-owned property. No facility was presented as a confirmed commitment. Committee members said the potential use and its access should be clarified before determining appropriate adjacent land uses. An applicant questioned the feasibility of such a facility because of access limitations.

The Committee discussed proposed exceptions to R-4 requirements. The larger development proposed 2.5 parking spaces per dwelling and detached garages. The Anderson development proposed 2.25 parking spaces per dwelling, no garages, and relief from the clubhouse requirement. Staff also identified questions about minimum dwelling living areas, proposed setbacks and building separation, complete building elevations, materials, garage details, and the distribution of building designs and colors.

Staff expressed concern about using development agreements to address several departures from an adopted zoning district. Committee members discussed following the adopted standards or considering an appropriate legislative change rather than treating a development agreement as a vehicle for multiple exceptions. They also questioned whether the proposed development pattern fulfilled the intent of the Gateway designation.

Additional discussion addressed Springville's request for future street connections and the need for more information about development on the Springville side of the boundary. Staff identified concerns about usable and centrally located open space, amenities placed within stormwater detention basins or beneath power lines, and the relationship of the trail network to streets and internal activity areas.

Staff reported that the replacement rail project was approximately 30 percent designed and had an estimated funding shortfall of $25 million to $30 million. Additional grant or legislative funding was being pursued. Staff said rail removal and new crossings could not be guaranteed until the replacement project was funded and constructed. Utility crossings could be considered, but additional at-grade crossings were not being entertained. The proposed Canyon Creek Parkway connection to 2700 North was also dependent on removal of the rail line.

The Committee discussed whether annexation could proceed separately from the other applications and whether adjacent state-owned land should be included. Members raised concerns about annexing property before its development potential was understood. The applicants stated that the property proposed for annexation had County industrial zoning and that the owners wanted to retain those rights if a residential development could not be agreed upon.

Seth Perrins initially moved to recommend approval of the annexation, citing its relationship to the City's growth management planning and the applicant's desire to be within the City for development consideration. He accepted an amendment requiring County consent to leaving a portion of an unincorporated island. The motion received a second from Dave Anderson.

Following further discussion of existing County zoning and uncertainty about future uses, Mr. Perrins withdrew his motion before a vote.

Dave Anderson moved to recommend denial of the proposed South Valley Village Annexation 2026 based on the following finding:

Finding:

1. At present, uncertainty about area land uses and development potential makes the annexation premature.

Seth Perrins seconded and the motion passed all in favor.

Dave Anderson moved to recommend denial of the proposed South Valley Village Zone Change based on the following findings:

Findings:

1. Uncertainty about future land uses and development potential in the area makes the zone change inadvisable at this time.
2. The associated preliminary plats fail to meet the City's land use regulations in a number of ways.
3. There is uncertainty about whether the proposed preliminary plats conform to the Land Use Element of the General Plan.

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

Dave Anderson moved to recommend denial of the proposed South Valley Village, formerly North Lakes, Preliminary Plat. The motion incorporated the findings associated with the zone change, added a finding concerning property outside City limits, and accepted an additional finding concerning the use of a development agreement:

Findings:

1. Uncertainty about future land uses and development potential in the area makes the zone change inadvisable at this time.
2. The associated preliminary plats fail to meet the City's land use regulations in a number of ways.
3. There is uncertainty about whether the proposed preliminary plats conform to the Land Use Element of the General Plan.
4. A portion of the proposed preliminary plat is not currently located within Spanish Fork City.
5. A development agreement should not be used as a vehicle for variances from the City's adopted legislative standards.

Seth Perrins seconded and the motion passed all in favor.

Dave Anderson moved to recommend denial of the proposed South Valley Village Anderson Preliminary Plat based on the same five findings adopted for the South Valley Village, formerly North Lakes, Preliminary Plat.

Vaughn Pickell seconded and the motion passed all in favor.

TITLE 15 AMENDMENTS

Volleyball Training Facility

The Committee was informed that the applicant had not secured a site in Spanish Fork. Members discussed returning to the proposed amendments after a location had been identified.

Dave Anderson moved to continue the proposed Title 15 amendments for a volleyball training facility indefinitely.

Vaughn Pickell seconded and the motion passed all in favor.

The Committee clarified that the item could return when the applicant secured a site.

CONCEPT REVIEW

Glenn Lent presented a residential concept for approximately 10.3 acres between River Bottoms Road, the golf course, and the river. He stated that the property had previously been designated Public Facilities and now had a Medium Density Residential designation. He discussed pursuing R-3 zoning and a master planned development approach.

The concept included approximately 78 dwellings, or about 7.56 dwellings per acre. The applicant described narrow detached single-family homes with rear-loaded garages and front doors facing River Bottoms Road, with wider lots along the golf course and river. He later stated that the plan also included some twin homes and that the housing mix could be revised. Some homes were intended to accommodate primary bedrooms on the main floor, and an HOA would maintain the community.

Committee members discussed orienting homes toward both River Bottoms Road and the golf course or river, with rear access from an interior public street and pedestrian access around the development. The applicant noted that a conventional 60-foot street right-of-way would constrain lot depth and the number of detached homes. Proposed lots along the road were approximately 35 feet wide, with homes approximately 25 feet wide.