



Wednesday, April 27, 2022
Development Review Committee

DEVELOPMENT REVIEW COMMITTEE AGENDA

PUBLIC NOTICE is hereby given that the Development Review Committee of Spanish Fork, Utah, will hold a regular meeting at the Spanish Fork City Council Chamber, 40 South Main Street, Spanish Fork, Utah, commencing at 10:00 a.m. This meeting is not available to attend virtually.

1. Zone Change

Subject	A. GARTH SWENSON. The proposal involves changing the current zone from R-R to I-1 for property located at approximately 550 West 800 North.
Meeting	Apr 27, 2022 - Development Review Committee
Category	1. Zone Change
Access	Public
Type	Action, Discussion

File Attachments
[report.drc.garthswenson.4-27-2022.pdf \(720 KB\)](#)

2. Site Plan

Subject	A. WBH FOOTHILL CENTER ADDITION. The proposal involves an addition to an existing facility located at 3281 North Main Street.
Meeting	Apr 27, 2022 - Development Review Committee
Category	2. Site Plan
Access	Public
Type	Action, Discussion

File Attachments
[report.drc.wbhfoothillcenteraddition.4-27-2022.pdf \(2,240 KB\)](#)

3. Discussion

Subject	A. SOUTH MAIN STREET DEVELOPMENT.
Meeting	Apr 27, 2022 - Development Review Committee
Category	3. Discussion

Access	Public
Type	Discussion

Subject	B. PROPOSED POWER IMPROVEMENTS.
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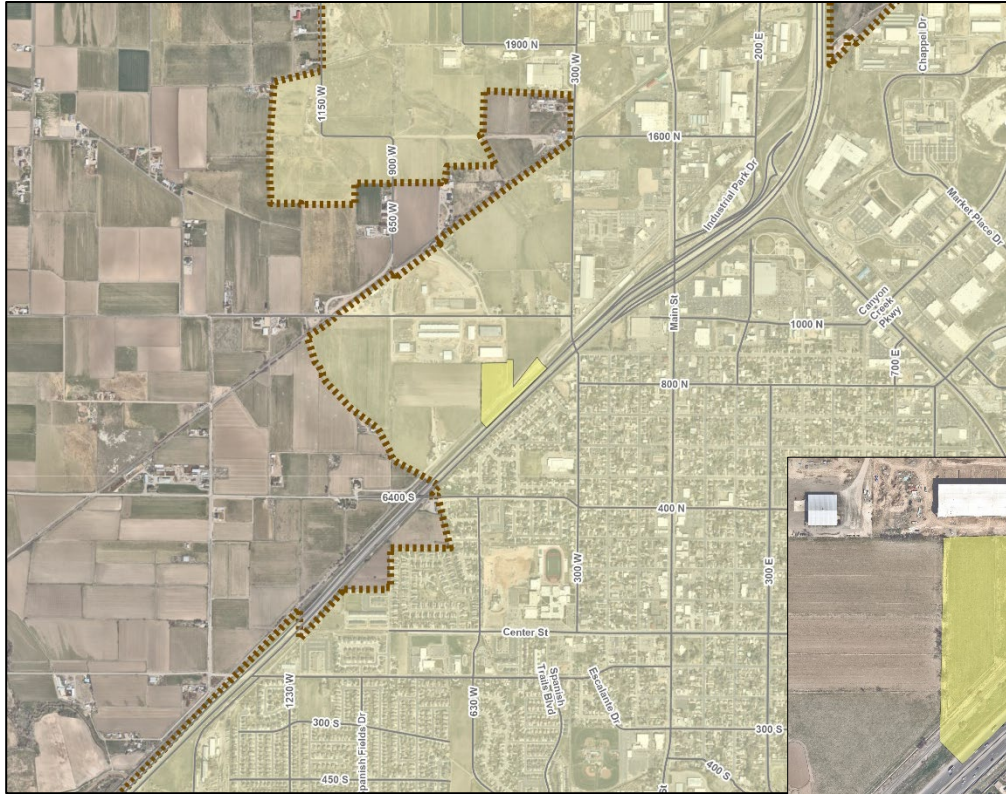
Meeting	Apr 27, 2022 - Development Review Committee
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Category	3. Discussion
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Access	Public
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Type	Discussion
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4. Adjourn



Garth Swenson Zone Change Approval Request

April 27, 2022, Development Review Committee Meeting.

Located at approximately 550 West 800 North, including 8.24 acres.

The subject parcel is currently zoned R-R Rural Residential.

The General Plan designation is Industrial.

The applicant has requested that a Zone Change to the I-1 Light Industrial zone be approved.

Key Issues

1. Access.

Recommendation

That the proposed Zone Change be approved based on the following findings:

Findings:

1. That the proposal is consistent with the City's General Plan Land Use Map designation.

Exhibits

1. Memo.
2. Map.

April 11, 2022

Re: Zoning Change Request

To whom it may concern:

Be it known that I, Garth J. Swenson, representing Garth J. and Ann C. Swenson Revocable Trust do hereby request that Parcel 24:047:0063, located within the Spanish Fork City limits be changed from Zone Rural Residential to Zone Light Industry. This change would be consistent with adjacent properties and would lend itself to future light industrial development which is currently going on in the immediate vicinity.

Sincerely,

Garth J. Swenson

Trustee

April 27, 2022

Utah County Parcel Map

Tools Print

Prev Next

Full 1:18056

(Enter parcel number(s). Click the Help tab to see format options.)

Find Parcel(s)

Additional Info for Parcel: 240470063

Street (123 E 456 South)

Identify Results

Parcel Tax District

Found 1 Parcel(s)

Serial: 24 047 0063 ([Show Land Info](#))

Subdivision: Not Applicable. (This is Not a Subdivision Parcel)

Owner: SWENSON, GARTH JOSEPH & ANN H (ET AL)

Address: 84660

Value: \$474,000

Acreage: 8.244224

[Open Deed Points Page](#)

GIS Division of the Utah County Information System

This on-line parcel map is for reference only and no liability is assumed for any inaccuracies, incorrect data or variations with an actual survey.



PROPERTY INFORMATION

[mobile view](#)

Serial Number: 24:047:0063

Serial Life: 2020...

Property Address:

Mailing Address: 639 W 300 N SPANISH FORK, UT 84660-1771

Acreage: 8.244224

Last Document: 31728-2019

[Subdivision Map Filing](#)

Legal Description: COM S 378.81 FT & E 2783.68 FT FR W 1/4 COR. SEC. 13, T8S, R2E, SLB&M.; E 96.5 FT; S 416.5 FT; N 38 DEG 31' 0" E 579.5 FT; S 37 DEG 0' 0" E 118 FT; S 46 DEG 36' 51" W 1270 FT; N 1 DEG 7' 30" E 299 FT; N 0 DEG 52' 30" E 575.46 FT; N 88 DEG 15' 0" E 147.88 FT; N 89 DEG 18' 57" E 232.71 FT; N 0 DEG 43' 3" W 48.05 FT TO BEG. AREA 8.244 AC.

Owner Names	Value History	Tax History	Location	Photos	Documents	Aerial Image
2020... GARTH AND ANN SWENSON REVOCABLE TRUST 05-29-2007 THE						
2020... SWENSON, ANN H						
2020... SWENSON, GARTH JOSEPH						

Additional Information ▼

[Main Menu](#)

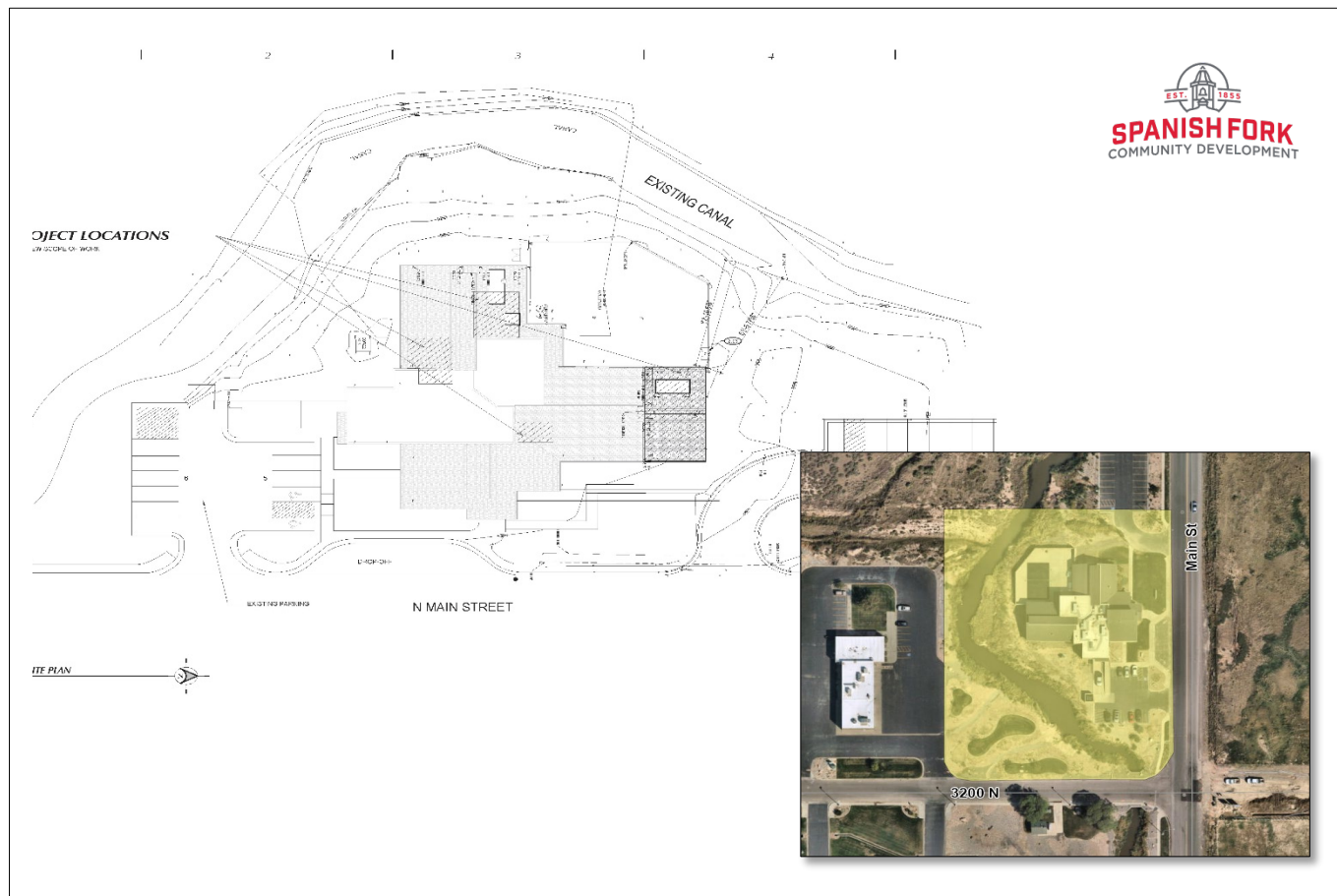
Comments or Concerns on Value/Appraisal - [Assessor's Office](#)

Documents/Owner/Parcel Information - [Recorder's Office](#)

[Address Change for Tax Notice](#)

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April 27, 2022



WBH Foothill Center Addition Site Plan Approval Request

April 27, 2022, Development Review Committee Meeting.

Located at 3281 North Main Street, including approximately 2.9 acres.

The subject parcel is currently zoned I-1.

The applicant has requested that a Site Plan be approved.

Key Issues

1. Canal.

Recommendation

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

Finding

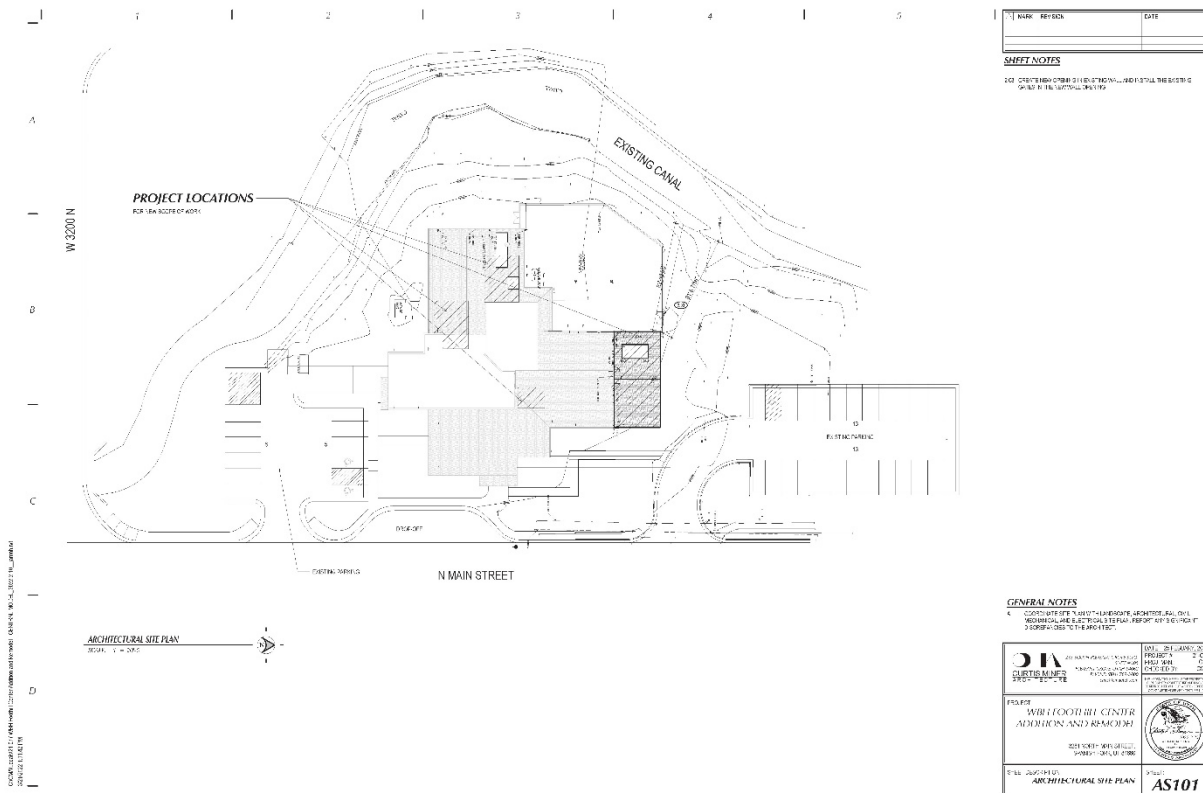
1. That the project conforms to the City's General Plan Land Use Designation and Zoning Map.

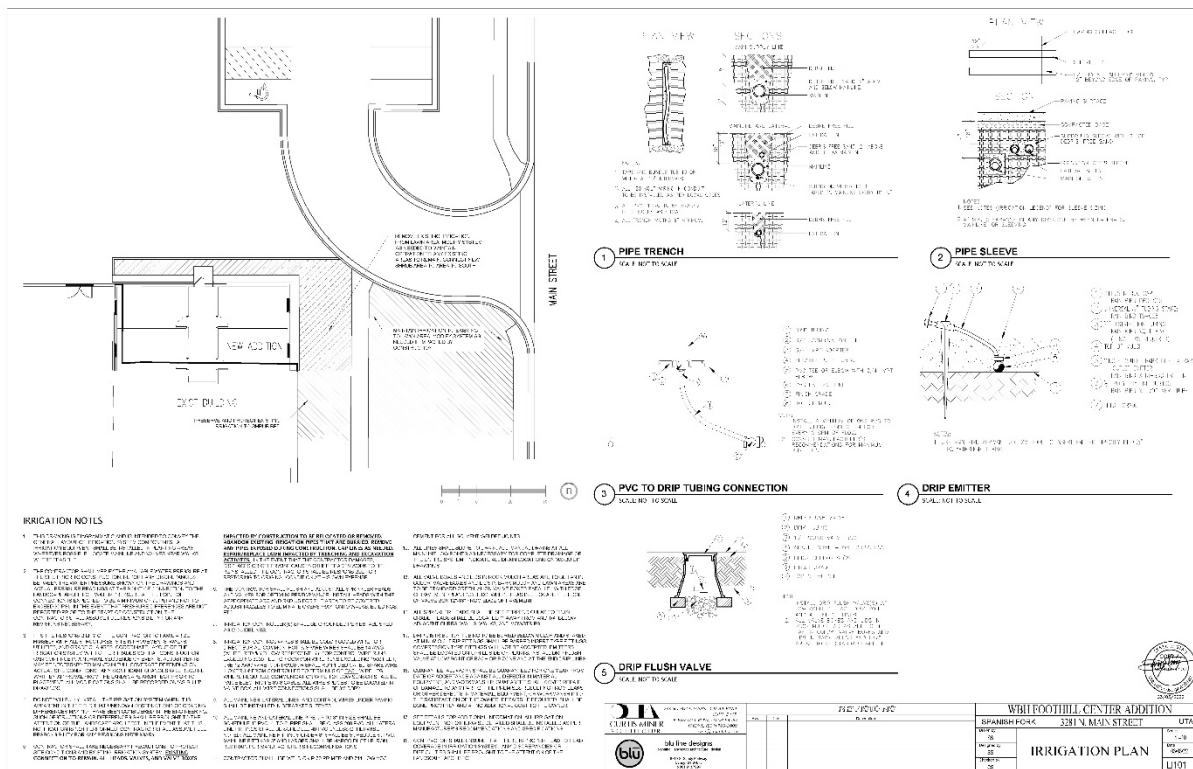
Conditions

1. That the applicant meets the City's Zoning requirements and Construction Standards.
2. That the applicant addresses any red-lines.

Exhibits

1. Site Plan.
2. Landscaping.
3. Building Elevations.





April 27, 2022

