



Wednesday, January 11, 2023
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. Approval of Minutes

A. January 4, 2023

2. Annexation

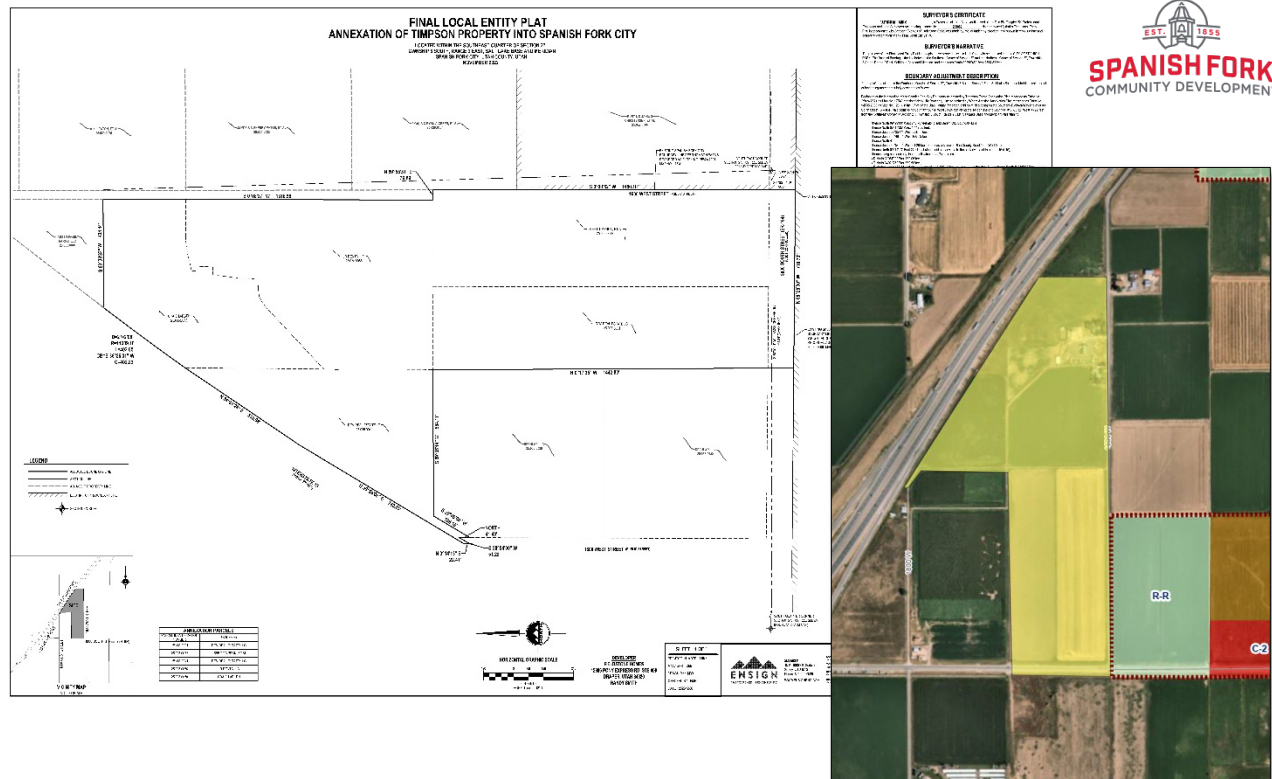
A. LARSEN MEADOWS ANNEXATION. Acceptance of the proposed Larsen Meadows Annexation for further study. The proposed annexation is approximately 51 acres located in the vicinity of 2300 West 1900 South.

3. Discussion

A. STEPHENS-HILL ANNEXATION.

B. ANNEXATION QUESTIONS.

4. Adjourn



Larsen Meadows Annexation Acceptance Request

January 11, 2023, Development Review Committee Meeting.

Located at approximately 2300 West 1900 South, including 50.62 acres.

The subject property is currently outside City boundaries but is located within the City's Annexation Policy Boundary and Growth Management Boundary.

Accepting this proposal for further study initiates the formal annexation review process without obligating the City Council to ultimately approve the proposed Annexation.

Key Issues

1. General Plan.
2. Land Uses.
3. Zoning.
4. Configuration.
5. Utilities.
6. Roads.
7. Access.

Recommendation

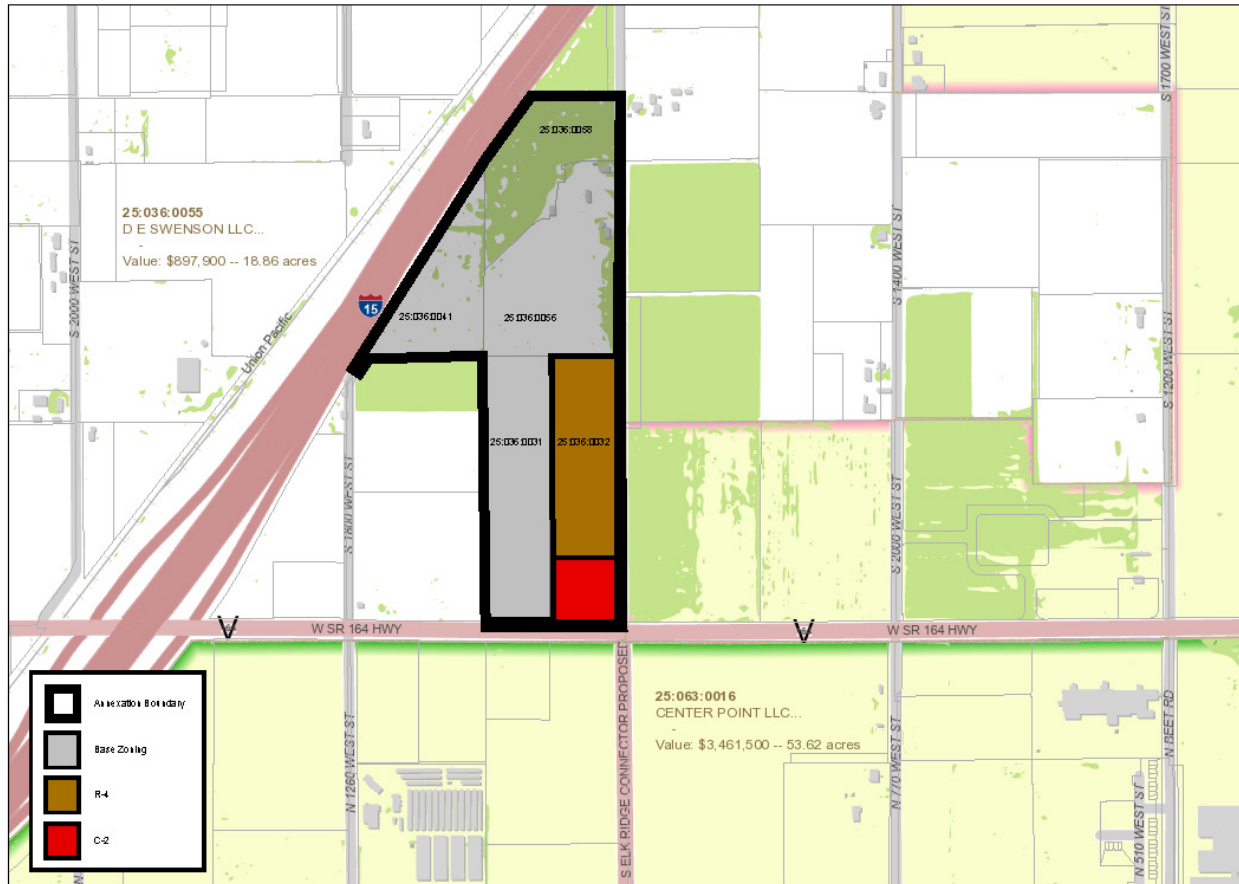
That the proposed Annexation not be accepted for further study based on the following findings:

Findings

1. That the proposed zoning is not consistent with the General Plan.
2. That if the annexation is considered, the C-2 and R-R zones should be utilized.
3. That if the annexation is considered, utility and street dedications should be further discussed and addressed with the annexation.

Exhibits

1. Proposal.
2. Annexation Plat.



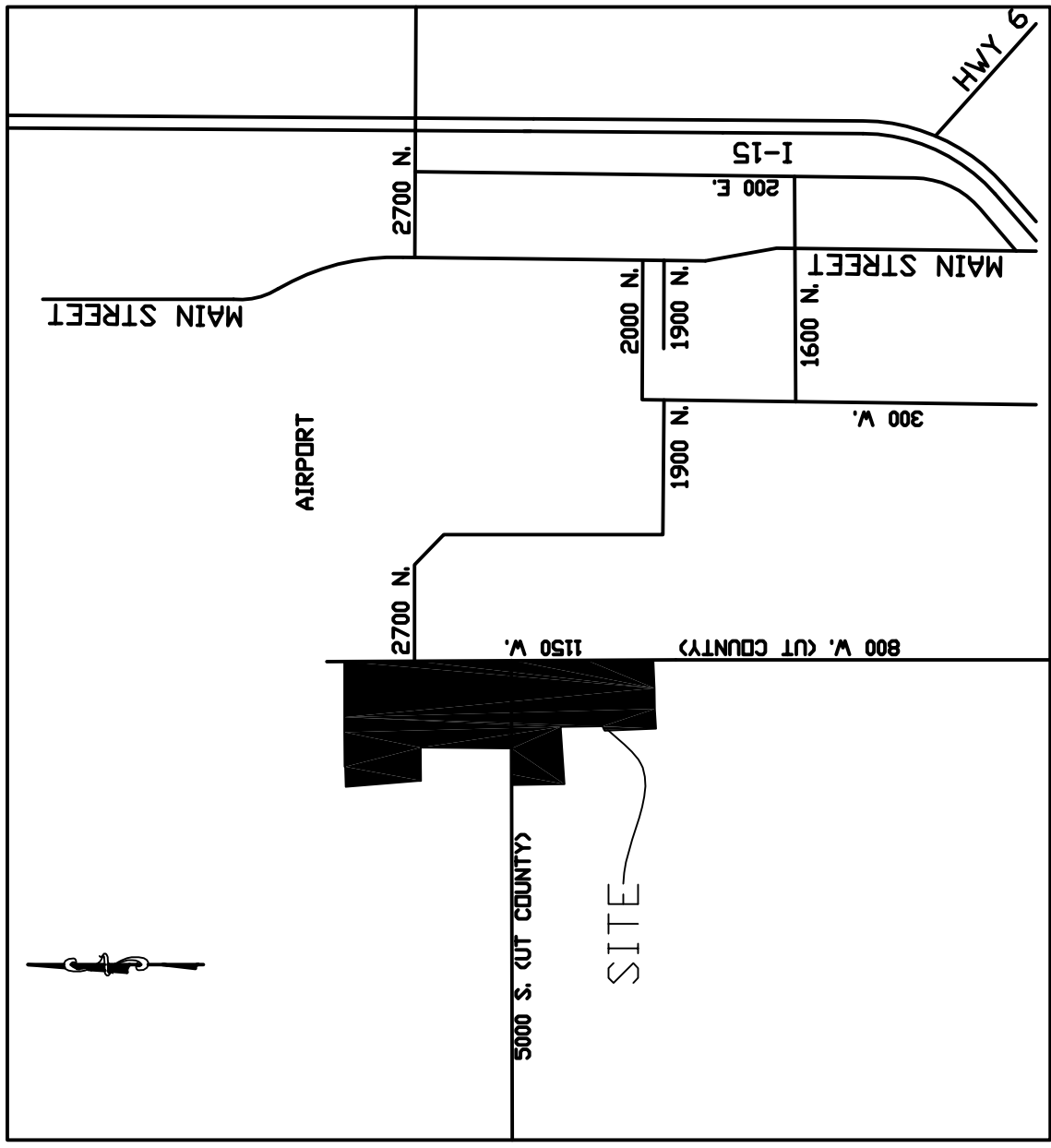
Utah County Parcel Map

This cadastral map is generated from Utah County Recorder data. It is for reference only and no liability is assumed for any inaccuracies, incorrect data or variations with an actual survey

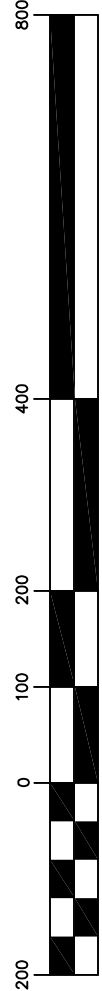
Date: 11/18/2022



VICINITY MAP
NOT TO SCALE



GRAPHIC SCALE



(IN FEET)
1 inch = 200 ft.

(24"x36")

SCALE 1" = 200'

(11"x17")

SCALE 1" = 400'

LINE TABLE		
LINE	LENGTH	BEARING
L1	12.85'	N54°45'00"E
L2	54.53'	N63°31'45"E
L3	6.78'	N89°16'09"E
L4	155.91'	S89°53'17"E
L5	44.88'	N00°20'00"E
L6	12.08'	N00°00'00"E
L7	225.93'	N89°56'08"E

ALLAH M. CARTER
PARCEL 24-041:0034

BARBARA JENSEN
DARIN FRED JENSEN
PARCEL 24:042:0017

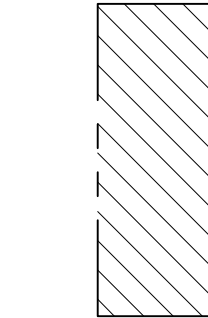
ROACH ERNEST FARMS INC
PARCEL 24:042:0018

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PARCEL 24:042:0018

BARBARA JENSEN
DARIN FRED JENSEN
PARCEL 24:042:0017

AREA
6,749.079 sq. ft.
154.9375 acres

700 WEST ANNEXATION
MAP 12900
SF20081106



EXISTING SPANISH FORK CITY BOUNDARY

ACCEPTANCE BY UTAH COUNTY SURVEYOR

UTAH COUNTY SURVEYOR

DATE

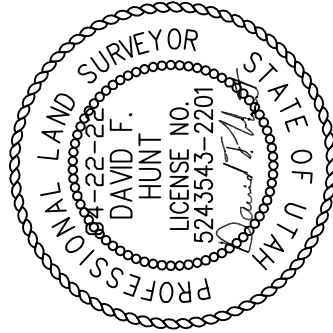
SURVEYORS CERTIFICATE

I, DAVID F. HUNT, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 5243543 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 SALEM CITY, UTAH COUNTY, UTAH.

BOUNDARY DESCRIPTION

BEGINNING AT A POINT ON THE EXISTING SPANISH FORK CITY BOUNDARY ACCORDING TO THE 700 WEST ANNEXATION ACCORDING TO THE OFFICIAL PLAT ON FILE AS MAP 12900 IN THE UTAH COUNTY RECORDER'S OFFICE, SAID POINT BEING LOCATED NORTH 89°14'15" EAST 28.08 FEET FROM THE NORTHEAST CORNER OF SECTION 11, TOWNSHIP 8 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN; THENCE ALONG SAID EXISTING SPANISH FORK CITY BOUNDARY ACCORDING TO SAID 700 WEST ANNEXATION THE FOLLOWING THREE (3) COURSES: SOUTH 00°29'54" EAST 1423.38 FEET, SOUTH 00°04'51" EAST 1115.45 FEET AND SOUTH 00°29'53" EAST 986.69 FEET; THENCE SOUTH 87°35'50" WEST 426.15 FEET; THENCE SOUTH 89°13'10" WEST 307.18 FEET; THENCE SOUTH 86°54'15" WEST 301.84 FEET; THENCE NORTH 02°03'30" WEST 772.19 FEET; THENCE NORTH 54°45'00" EAST 12.85 FEET; THENCE NORTH 63°31'45" EAST 54.53 FEET; THENCE NORTH 89°16'09" EAST 6.78 FEET; THENCE NORTH 01°03'46" WEST 631.76 FEET; THENCE SOUTH 86°00'00" WEST 863.61 FEET; THENCE NORTH 00°45'00" WEST 797.18 FEET; THENCE SOUTH 89°53'17" EAST 155.91 FEET; THENCE NORTH 89°48'46" EAST 393.16 FEET; THENCE NORTH 00°33'28" EAST 1367.82 FEET; THENCE SOUTH 89°27'39" WEST 500.65 FEET; THENCE NORTH 00°20'00" EAST 44.88 FEET; THENCE NORTH 04°47'19" WEST 1093.56 FEET; THENCE ALONG THE EXISTING SPANISH FORK CITY BOUNDARY, AND EXTENSION THEREOF, ACCORDING TO THE LINDBERGH ANNEXATION ACCORDING TO THE OFFICIAL PLAT ON FILE AS MAP 13475 IN THE UTAH COUNTY RECORDER'S OFFICE THE FOLLOWING FIVE (5) COURSES: NORTH 88°48'22" EAST 304.83 FEET, NORTH 12.08 FEET, NORTH 89°37'21" EAST 519.09 FEET, NORTH 89°56'08" EAST 225.93 FEET AND EAST 834.42 FEET TO SAID EXISTING SPANISH FORK CITY BOUNDARY ACCORDING TO SAID 700 WEST ANNEXATION; THENCE ALONG TO SAID EXISTING SPANISH FORK CITY BOUNDARY ACCORDING TO SAID 700 WEST ANNEXATION SOUTH 00°06'41" EAST 1129.00 FEET TO THE POINT OF BEGINNING.

AREA = 6,749.079 SQ. FT. OR 154.9375 ACRES, MORE OR LESS



David F. Hunt
SURVEYOR
DATE 04-22-22

ACCEPTANCE BY THE CITY ENGINEER

CITY ENGINEER
DATE

ACCEPTANCE BY THE 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 COUNTY CODE SECTION 10-2-418 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 HEREFTER AS THE STEPHENS-HILL ANNEXATION

DATED THIS _____ DAY OF _____, 2017

CLERK RECORDER
DATE

ANNEXATION PLAT

STEPHENS-HILL ANNEXATION
SPANISH FORK CITY, UTAH
COUNTY, UTAH