



Wednesday, June 21, 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 Office Building, 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. June 14, 2023

2. Site Plan

A. FLYING CLUB HANGAR REPLACEMENTS. The proposal involves the replacement of airport hangars located at 2050 North 300 West.

3. Minor Plat Amendment and Zone Change

A. GREEN ACRES ESTATES PLAT F. The proposal involves changing the current zoning from R-1-9 to R-1-8 to allow for the amendment of 3 lots with existing single-family residences located at 850 East 900 South.

4. Annexation

A. MINER-GOODWIN ANNEXATION. The proposal requests that 59 acres located at approximately 3100 East 100 South be annexed into the City.

5. Concept Review

A. MCKELL RETAIL CONCEPT.

B. ELEVATE TOWNHOME CONCEPT.

C. VESTA TOWNHOME CONCEPT.

6. Discussion

7. Adjourn

Draft Minutes
Spanish Fork City Development Review Committee
40 South Main Street
Spanish Fork, Utah
June 14, 2023

Staff Members Present: Chris Thompson, Public Works Director; Seth Perrins, City Manager; Dave Anderson, Community Development Director; Brandon Snyder, Senior Planner; Kimberly Brenneman, Development Coordination Manager; Vaughn Pickell, City Attorney; Ana Burgi, Assistant City Attorney; John Little, Chief Building Official; Marcie Clark, Department Development Secretary; Jered Johnson, Engineering Division Manager; Zach Hendrickson, Outside Plant Manager; Jake Theurer, Power and Light Superintendent; Tom Cooper, Power and Light Senior Utility Planner; Bart Morrill, Parks Maintenance Supervisor; Jason Turner, Fire Marshall; Kasey Woodard, Division Secretary.

Citizens Present: Mike Devel, Tom Worthen, Jason Rasmussen, Cody Brazell, Sam White, Rob Weber, Ryan Smart, Ryan Hatfield, Soorin Barney, Blake Barney, Austin Barney

Chris Thompson called the meeting to order at 10:00 a.m.

MINUTES

June 7, 2023

Seth Perrins moved to approve the minutes of June 7, 2023.

Ana Burgi seconded and the motion **passed** all in favor.

UTILITY IMPROVEMENT PLAN

CANYON CREEK COMMERCIAL CENTER

Brandon Snyder gave a brief explanation of the utility work to be completed along Canyon Creek Parkway along with a sewer line extension project.

John Little **moved** to approve the proposed Canyon Creek Commercial Center Utility Improvement Plan based on the following finding and conditions:

Finding:

1. That the application conforms to the City's General Plan 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.

Seth Perrins **seconded** and the motion **passed** all in favor.

SITE PLAN

VERSI RENTALS STORE

Brandon Snyder gave the location of the development. He stated this is located near the airport, and the proposal currently covers two lots. The applicant is looking to combine the lots and develop a rental equipment store with outdoor display areas. He stated there is adequate parking. He then presented the Site Plan and explained the applicant provided maintenance notes on the plan for the vacant future development area. He stated there will be chain link fencing with barbed wire on top surrounding the outdoor displays for security reasons.

Kimberly Brenneman stated the applicant has submitted a minor plat amendment applicant, but the application fee has not been paid as of today and the application will not be routed out for review until the fee has been paid.

Brandon Snyder stated Byron Haslam had made comments regarding the proposed third access in the future and he stated this needs to be discussed regarding the access location and spacing. He feels Byron was concerned with the proximity to the intersection.

Brandon Snyder stated with this approval it would not allow for outdoor storage, just outdoor displays. There was discussion on the difference between outdoor display and outdoor storage and it was stated display items are for sale to the public, and storage items are the company's personal storage of equipment and machinery.

There was further discussion regarding the access point at 1150 West and 3500 North and if 1150 West is a collector road or a commercial road and if it meets the standards.

Chris Thompson asked if this conversation should be postponed for a week for staff to further discuss the road.

Sam White does not like the idea of postponing the discussion.

Jered Johnson is comfortable with this design being able to meet the City standards.

Jason Turner has no comments and is comfortable with this moving forward.

Jake Theurer stated that power will not be installed until the subdivision is developed.

John Little **moved** to approve the proposed Versi Rentals Store Site Plan based on the following finding and conditions:

Finding:

1. That the application conforms to the City's General Plan 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.
3. That the applicant combines the lots and that the amended subdivision plat be recorded prior to the issuance of the Building Permit.

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

DON BENNETT COMMERCIAL LOT 2

Brandon Snyder gave a brief explanation of the proposed Site Plan. He also went through the applicable subdivision redline comments that have not been addressed. He stated the applicant needs to address conditions 3 & 4.

Jered Johnson stated the road needs to be vacated.

Vaughn Pickell stated his advice has been to not vacate the road until the City can be certain there will be a replacement road.

Kimberly Brenneman stated Utah County will not allow this to be recorded until the road has been built. She suggests building the road, then having it recorded with the county.

Mike Devel stated they are happy to build the road, but they are confused as to the order of what needs to be completed first. He looked to Vaughn Pickell on what needs to happen first.

Vaughn Pickell suggested bonding for the road first.

Chris Thompson stated he is okay with this suggestion.

Mike Devel stated he was allowed to apply for a Building Permit, and stated they would like to work on the road at the same time as the building.

John Little stated this is fine as long as the applicant understands a C of O cannot be issued until everything is completed with the subdivision.

Seth Perrins stated the applicant should be aware there will most likely be restricted street parking along the road bend.

Mike Devel understands and agrees that larger trucks and vehicles would not be ideal for street parking on the bend of 250 West.

Jake Theurer indicated the power improvements need to be completed for the subdivision.

Jason Turner has no comments.

There was a brief discussion regarding adjusting the plat at 1600 North as the existing plat only goes to the boundary line, and there is unaccounted space that needs to be included.

Mike Devel does not see a problem with recording the plat as is. He does agree with the suggestion of the Committee but does not see an issue with not including it.

Chris Thompson suggested an additional condition be added to address any remnants.

Chris Thompson **moved** to approve the proposed Don Bennett Commercial Lot 2 Site Plan based on the following finding and conditions:

Finding:

1. That the application conforms to the City's General Plan 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.
3. That the subdivision plat be recorded.
4. That the applicant addresses any outstanding subdivision conditions of approval.
5. That the road 250 West is dedicated and bonded for prior to recording the Final Plat.
6. Any remnant area as a result of the vacation of 1600 North road be added to lot one prior to its development.
7. The vacated 1600 North road will not be disturbed until the new road, 250 West, is completed.

Seth Perrins **seconded** and the motion **passed** all in favor.

WASATCH PALLET

Brandon Snyder stated this is an amendment to the previous Site Plan approval. He stated the applicant had previously provided landscaping plans that complied with the City's requirements. He stated the applicant has since requested to use landscaping plans that do not comply with the current standards and he recommends that it not be approved today.

There was discussion about what requirements these new plans do not comply with, and it was stated the submitted plans do not comply with City's previous or current landscaping requirements. It was stated the applicant is looking to reduce overall cost and water consumption.

Tom Worthen stated he needs to have this plan move forward as he is paying for two properties. He stated he does want his property to look nice.

Seth Perrins stated the plans cannot vary from the requirements, and stated the City has recently amended its ordinances and it has been reduced in a lot of ways. He feels that in order to approve modifications to the landscaping plans, the DRC would need to look at further amendments to the City landscaping requirements, as plans cannot be approved that do not meet the current requirements.

Vaughn Pickell stated the applicant already does have plans that meet our City's requirements, but it is stated the applicant does not want to do that plan anymore to reduce their costs.

There was discussion of the previous requirements and the current requirements on landscaping and there is no current minimum requirement for grass, and the applicant stated he does not want to do grass anyways.

Seth Perrins stated this is regarding the City process and the City law. He stated this Committee does not have the ability to change the laws. He stated one of the great things about this Committee is that they are able to discover middle ground.

Tom Worthen asked what he is missing and how can he move this forward?

Dave Anderson stated this plan has a deficiency of about 20% on the landscaping. He stated the solution is easy. He stated to use the most lenient ordinance possible to allow for the applicant to move forward. The applicant was asked to modify the plans to comply with applicable requirements.

Brandon Snyder asked about the parking lot islands and feels that this is a questionable precedent to set for applicants that are not meeting the City's requirements and then letting them be approved.

Dave Anderson understands this concern.

It was stated there has been a final inspection scheduled and the landscaping bond needs to be paid.

Vaughn Pickell asked if landscaping bonds can be paid on private improvements, and it was stated that since this is industrial zoning it would be allowed.

Tom Worthen agrees to this suggestion and agrees to paying the landscaping bond to be able to move forward.

It was decided to table the discussion for 10 days until further conversation can be held on amending the landscaping requirements.

Seth Perrins **moved** to continue the proposed Wasatch Pallet Site Plan.

John Little **seconded** and the motion **passed** all in favor.

TITLE 12 AMENDMENTS

EXCAVATION IMPROVEMENTS AND ALTERATIONS

Ana Burgi gave a brief explanation of the proposed changes to the cleanup of construction sites. She stated there will now be a penalty to those who violate the ordinance.

John Little **moved** to recommend the approval of the proposed Title 12 Amendments to City Council as discussed.

Seth Perrins **seconded** and the motion **passed** all in favor.

TITLE 15 AMENDMENTS

NOTICE OF PIONEERING INTENT

Vaughn Pickell presented the proposed changes to the steps of noticing for a pioneering agreement.

Jake Theurer **moved** to recommend the approval of the proposed Title 15 Amendments to City Council as discussed.

John Little **seconded** and the motion **passed** all in favor.

CONCEPT REVIEW

RASMUSSEN

Brandon Snyder stated this item was discussed last week. It was continued so staff members could have time to review the plans. He stated one of the concerns was with flag lots currently not being allowed.

There was discussion regarding flag lots and that they have not been allowed in Spanish Fork City for a number of years. Concern then fell to public works and Fire/EMS services.

Dave Anderson stated there would be several things that would need to be amended with the City code to allow for something like this. He discussed the option of allowing for private drives.

Jered Johnson stated there are still sewer concerns. He stated the current code does not allow for septic tanks below 5 acres. He stated this would also create 2 non-conforming lots with one of those lots being under 5 acres.

Jason Rasmussen stated he would retain the parcel that would be over 5 acres, but see that the second parcel would not meet the requirements.

There was discussion how this could work if the lots were subdivided.

Chris Thompson suggested the applicant work with his engineer on this concern.

Jason Rasmussen asked if there were any exceptions to this and it was stated there are no exceptions.

There was discussion about the City's code regarding septic tank regulations. It was stated the regulation is a 5-acre minimum and this subdivision does not meet that requirement. it was stated he would need to propose the amendment to the City Council for this and it was stated there would likely not be much support for this.

Jason Rasmussen asked if the City Council would be able to make an exception without the amendment and it was stated that no, there would need to be an amendment to the code.

There was further discussion regarding running a gravity line along the back portion of the property as an alternative. It was stated a discussion with the applicant's engineer would need to discuss this as an option.

Jason Rasmussen stated this may be a more expensive option and ultimately would not be worth it.

There was discussion regarding the placement of a fire hydrant and a water line.

Jason Rasmussen understands the main two concerns are the water line and the sewer line.

DISCUSSION

SUBURBAN PROPANE

Kimberly Brenneman stated this proposal needs Site Plan approval so the applicant can move forward with UDOT, as they will not allow for the applicants to do any improvements until they have Site Plan approval. She stated this has been queued for quite some time due to staff members waiting for revised plans to be submitted by the applicants. She stated there were recent plans submitted, and the purpose for today's discussion was to get all respective staff members and the applicants together to come to a solution together that can allow for the applicants to move forward with Site Plan approval.

Austin Barney stated they have addressed the redline comments and are prepared to answer staff's questions. He then presented the changes to their Site Plan.

Dave Anderson stated the City does require landscaping islands per every 10 parking stalls. He pointed out that the presented design has 2 areas where there are 14 consecutive stalls in a row. He suggested adding 1 parking lot island on each side of the drive entrance. He stated the City is willing to look at this from a couple different perspectives and they are willing to work with the applicant on this requirement. He then gave a few different options for the applicant on how to make this work.

Austin Barney stated another comment was they needed to add a physical barrier and two feet of landscaping and he stated they chose to do a barrier. He stated they included this decision into the notes on the plan that were submitted in May, and he stated he was told again by staff to separate it without a discussion.

There was a brief discussion on where this barrier would be placed. There was further discussion regarding the boundary lines and the possible discrepancy with the county recording.

Brandon Snyder stated additional concerns regarding the applicants showing existing easements, details of exterior lighting, a trash receptacle as City code requires nonresidential developments to have a dumpster unless the DRC approves roll out cans, and road dedications on the plans.

There was discussion regarding the illustrated north access point, and whether the design illustrates a driveway or fence.

Austin Barney stated they included notes in their redline response that this has been clearly marked that it is not an intersection, and that it is fenced in.

Seth Perrins stated this is illustrated as an access point and if it is not going to be an access point it needs to be changed. He then instructed the applicants to design it to not look like a driveway.

Austin Barney inquired about comments made by Byron Haslam.

Jered Johnson asked if the storm drain overflow concern has been addressed and it was stated that yes it has been addressed.

Seth Perrins asked all department heads to please address the staff in their departments to look at their review process and ensure that all reviews are being completed in a timely manner so that a matter like this does not happen again.

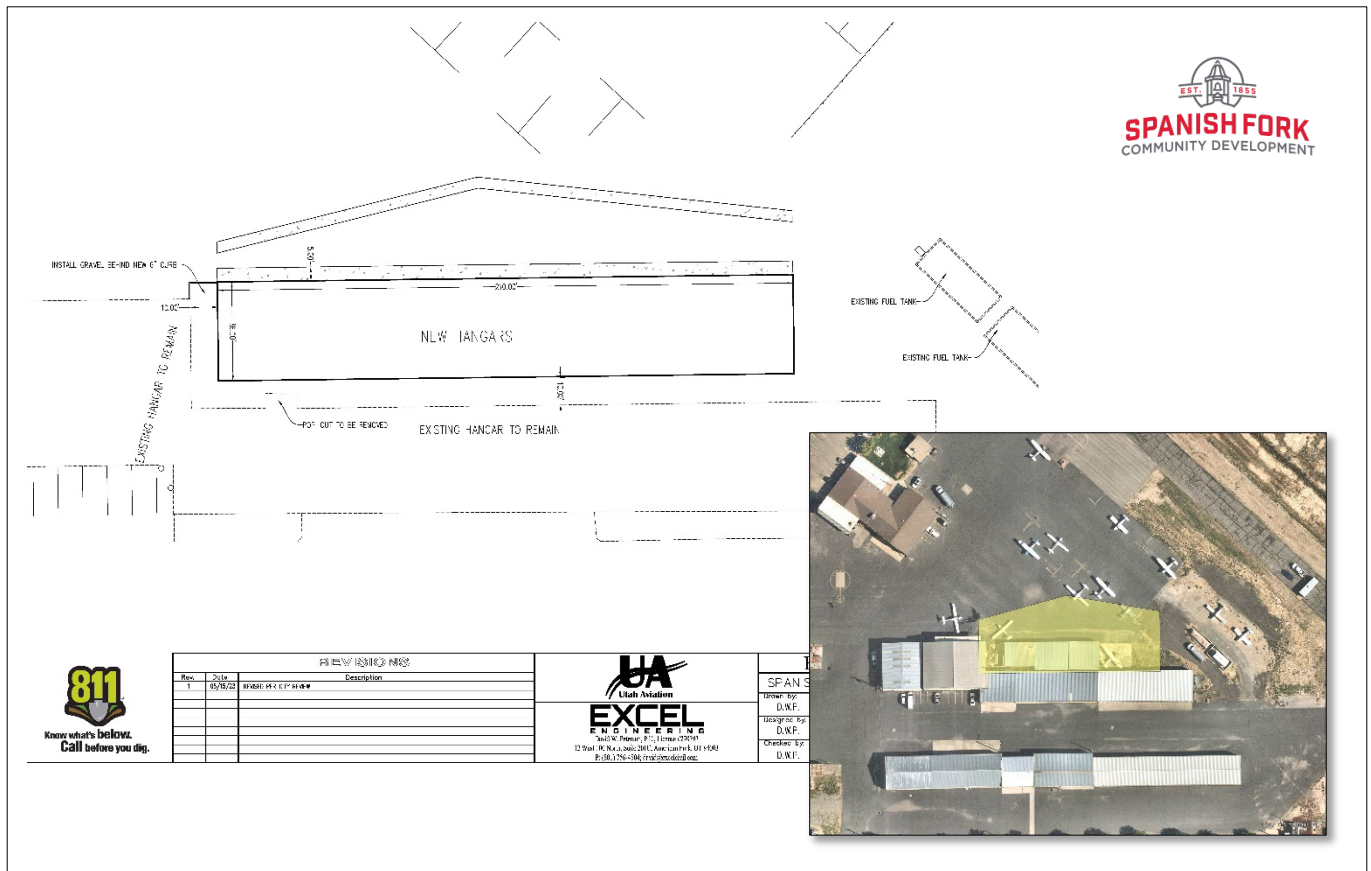
Austin Barney stated they had submitted documents in the beginning of May and did not receive redline comments till the beginning of June.

Seth Perrins apologized for the delay.

Ana Burgi moved to adjourn the meeting at 12:15 p.m.

Adopted:

Kasey Woodard
Community Development Division
Secretary



Flying Club Hangar Replacements Site Plan Approval Request

June 21, 2023, Development Review Committee meeting.

Located at 2050 North 300 West, including less than 1 acre.

The subject property is zoned I-1.

The applicant has requested that a Site Plan be approved.

Recommendation

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

Finding

1. That the application conforms to the City's Zoning Map.

Conditions

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

Key Issues

1. Utilities.

Exhibits

1. Request.
2. Site Plan.
3. Building.
4. Approvals.

04/25/2023

Re: BC22-000142

Replacement of flying club hangars

Summary:

The original 4 hangars that have been called the flying club hangars for many years are coming down and 5 new hangars are replacing the old ones.

The old hangars (4) all have power meters to their hangars and we need to add one 100 amp service to the group of hangars.

There is no sewer, no water to these hangars, thus the site plan that has been submitted is very simple in nature.

In regards to the Fire walls in the building, the 4 demising walls will all be a 1 hour fire rated wall. As per discussion with John little, the south back wall, and the west side wall do not require the 1 hour fire rating. This is due to the building has now will be separated by 10 feet from both adjacent hangars.

The asbestos report required for the demolition permit has been completed and we will submit for the demolition permit within the week. We anticipate demolition will occur the end of may 2023.

Please let me know if there are any questions.

Steve Wilson

Brock Wilson

Utah Aviation Services

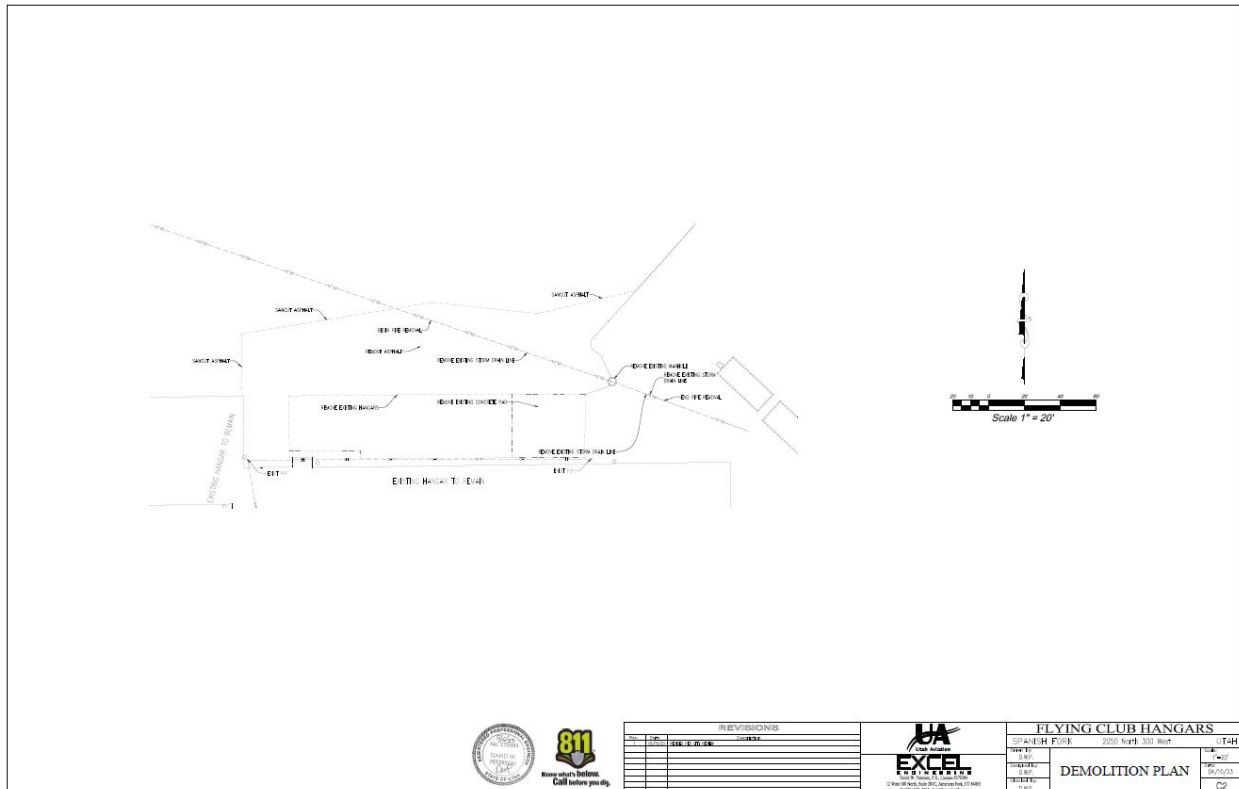
Flyutah57@gmail.com

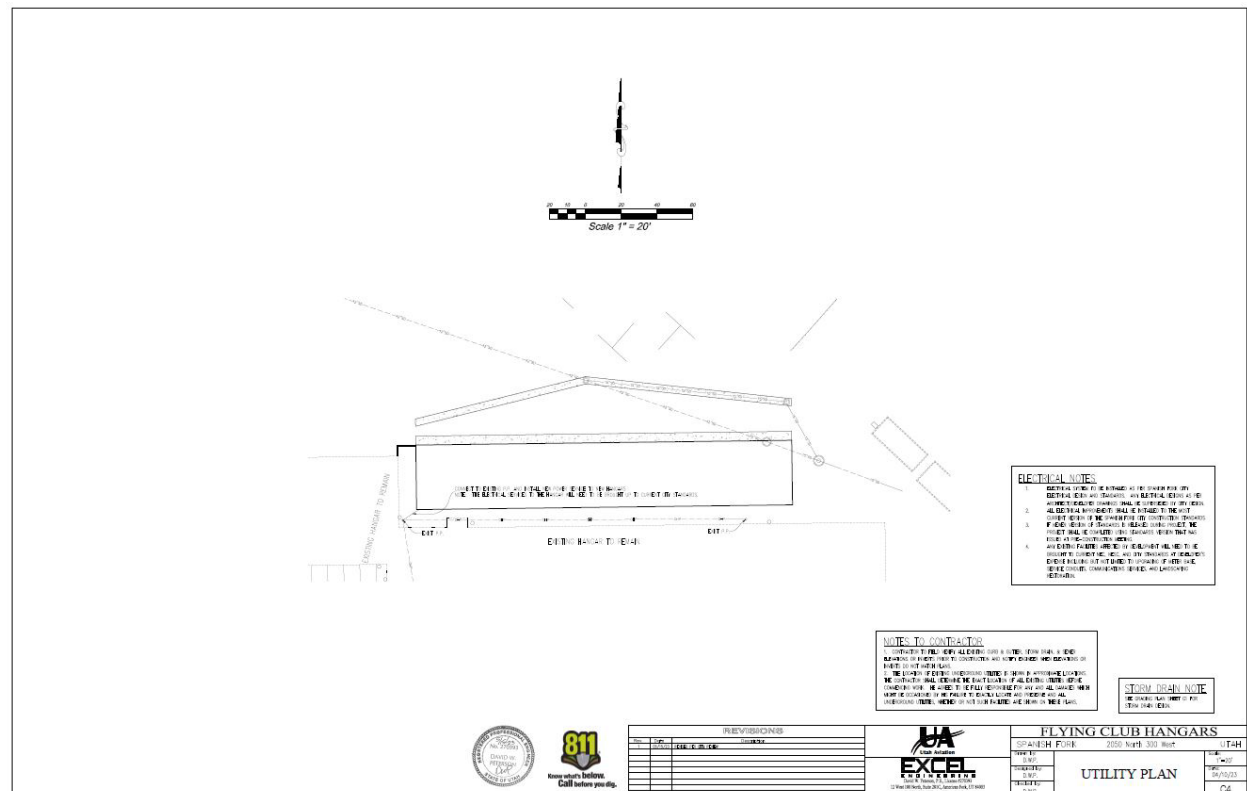
brock@wasatchhelicopter.com

801-592-9107 Steve

801-615-9304 Brock

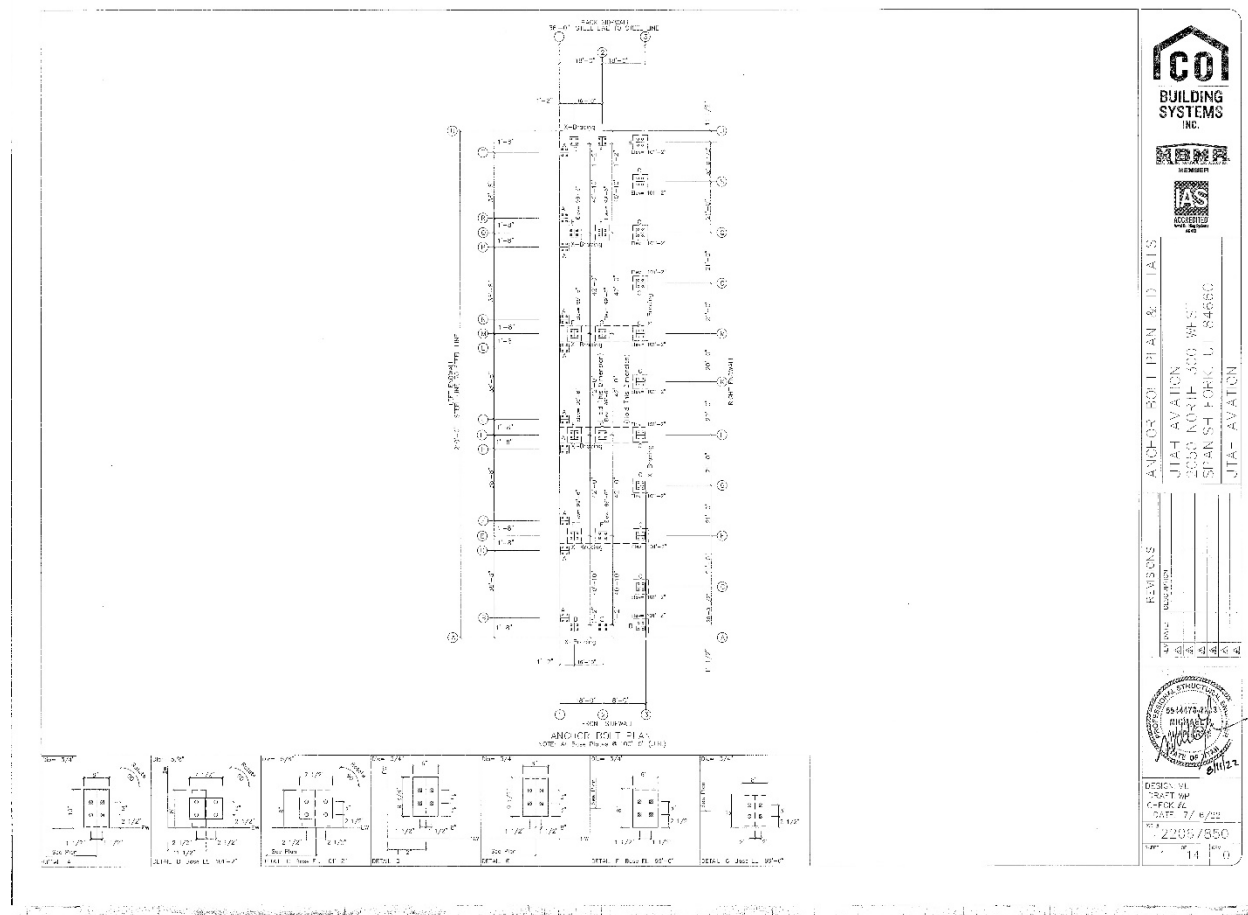
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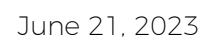


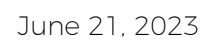
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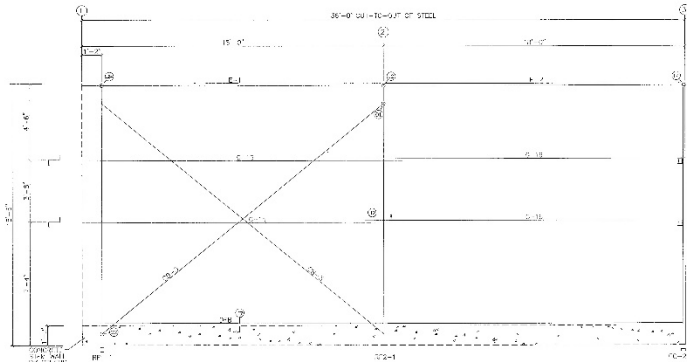
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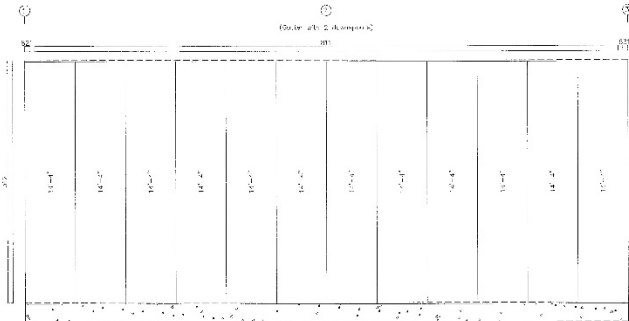




GENERAL NOTES:
 01. BUILDING SYSTEMS RESTORATION SHALL AT FIRST ONE
 BRACED ANY BEAMS AS TO PREVENT OTHER FRAME LINES.
 THE JOINTS SHALL BE STRUTTED, BOLTED, AND BOLTED
 AND BRACE CANNOT BE OVER THE COMPLETE BAY.
 FAILURE TO DO SO MAY RESULT IN SERIOUS DAMAGE TO
 THE STRUCTURE AND/OR EQUIPMENT.



SIDE WALL - RAYING FRAME LINE A



SIDE WALL - SHEETING & TRUSS FRAME LINE A

ITEM	QTY	UNIT	PRICE
1.00	1.00	1.00	1.00
2.00	1.00	1.00	1.00
3.00	1.00	1.00	1.00
4.00	1.00	1.00	1.00
5.00	1.00	1.00	1.00
6.00	1.00	1.00	1.00
7.00	1.00	1.00	1.00
8.00	1.00	1.00	1.00
9.00	1.00	1.00	1.00
10.00	1.00	1.00	1.00

CONSTRUCTION PLATES
 FRAME LINE A
 1.000000



BUILDING
 SYSTEMS
 INC.



BUILDING
 SYSTEMS
 INC.

2000 W. 1800 W. ST.
 SPANISH FORK, UT 84650

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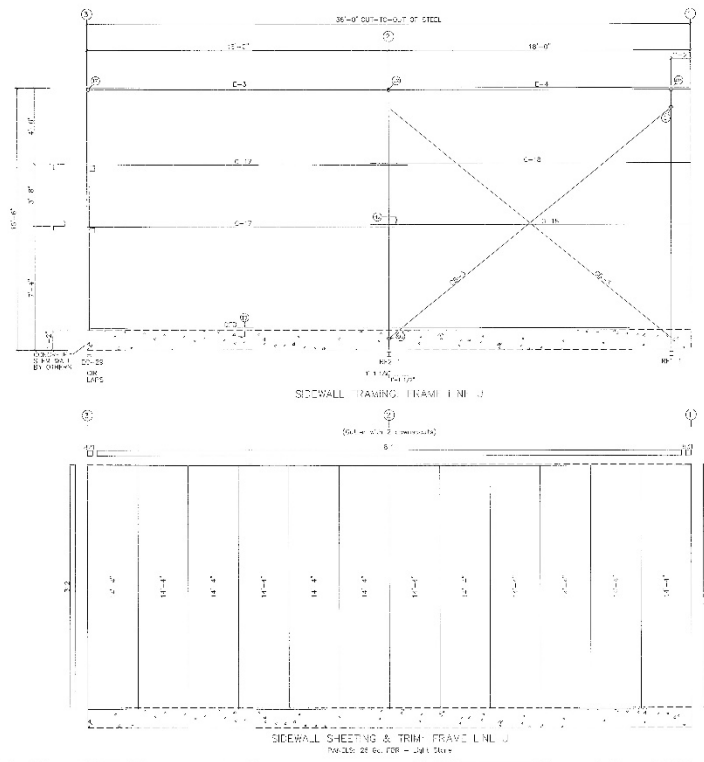
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GENERAL NOTES:

GO BUILDING SYSTEMS RECOMMENDS THAT AT LEAST ONE BRACE BE INSTALLED PRIOR TO 0-M-H FRAME UPRIS. THIS INCLUDES SAW SHIMPS, PIERCE, ETC. IN MID-DECKS AND BRACE CABLE/ROD OVER THE COMPLETE DAY. FAILURE TO DO SO MAY RESULT IN SERIOUS DAMAGE TO THE STRUCTURE AND/OR BODY RISK.



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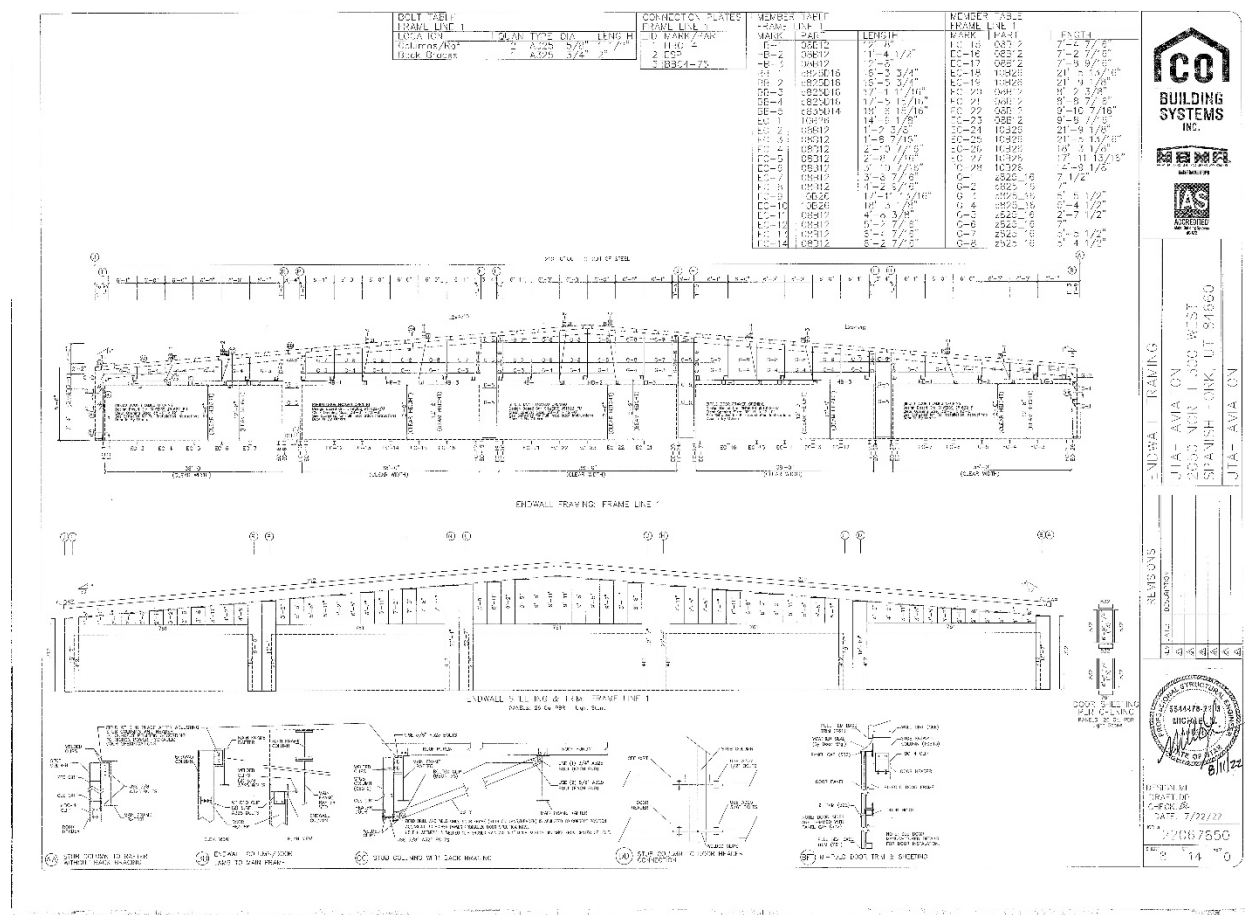
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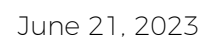
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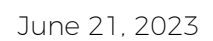
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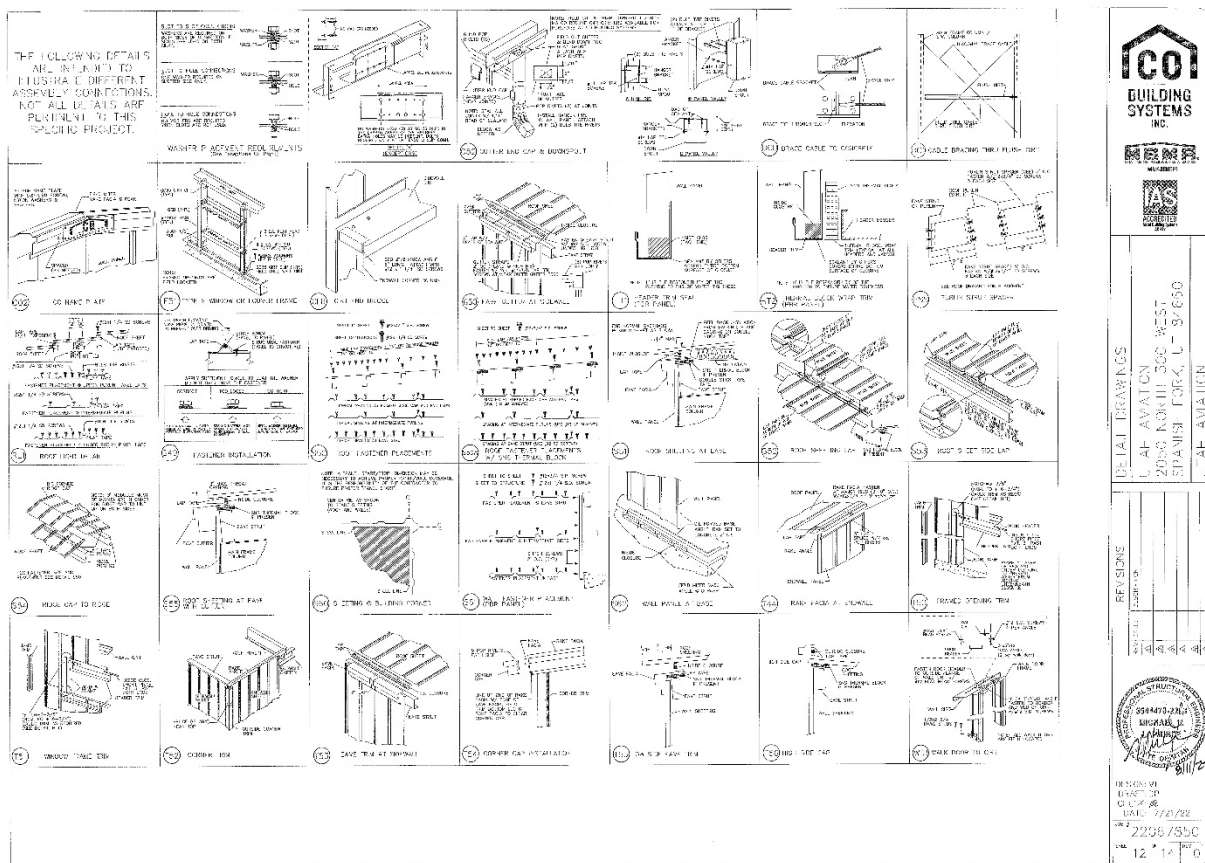
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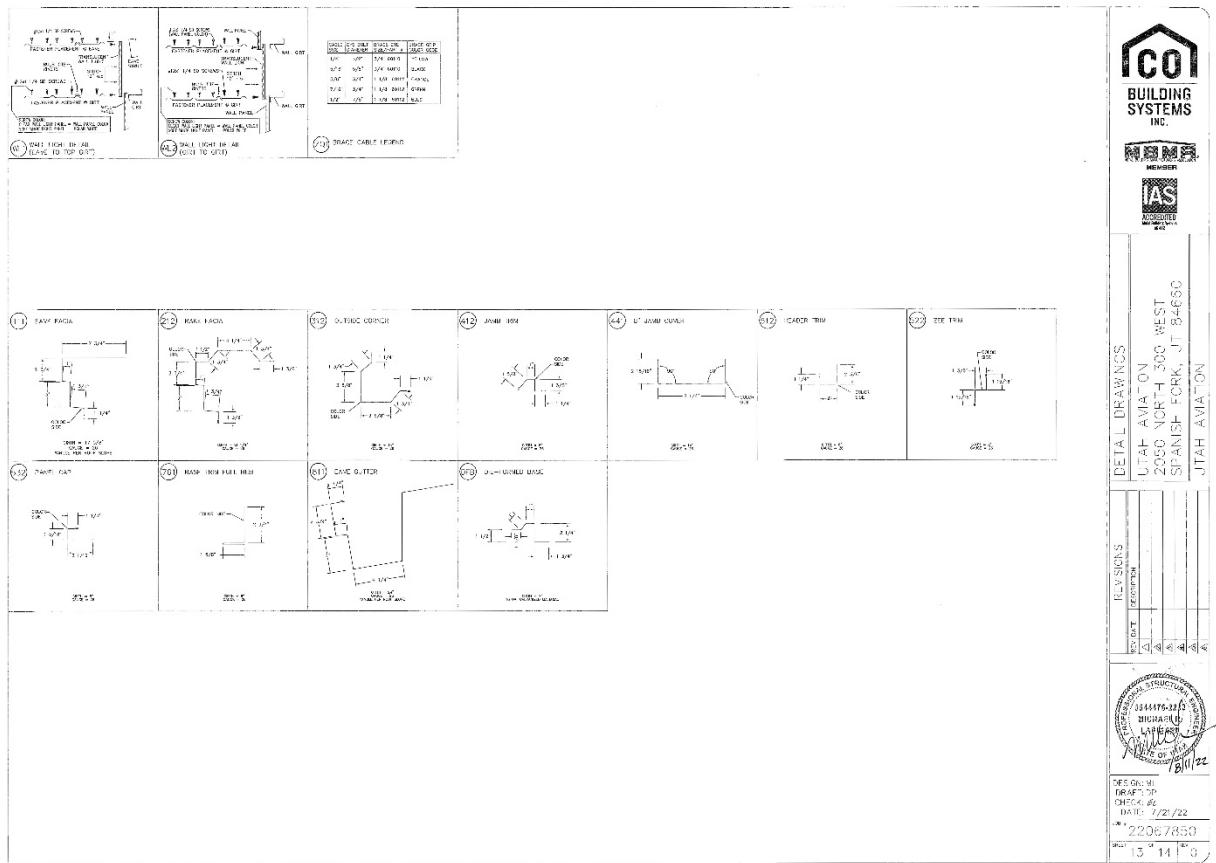
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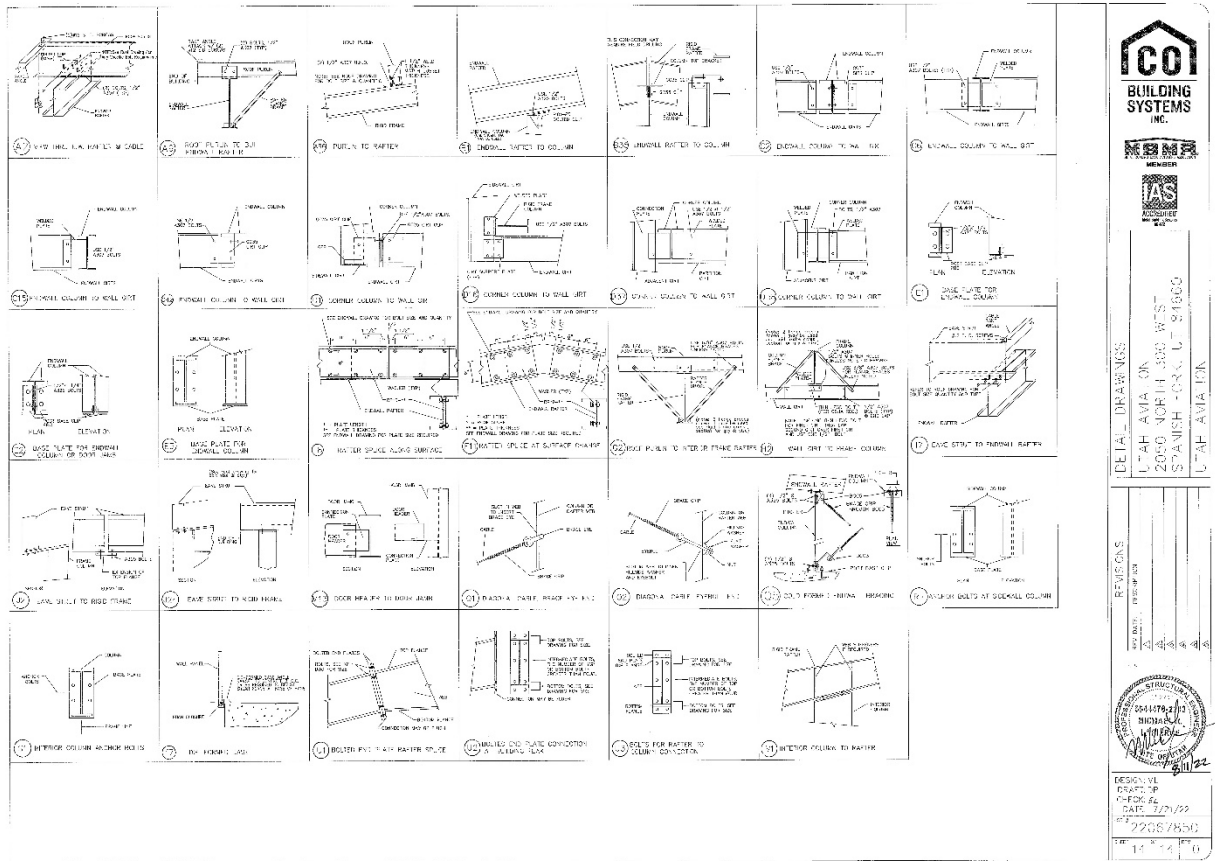












SPANISH FORK

PRIDE & PROGRESS

DATE: Mar 25, 2023

TO: Spanish Fork City Community Development

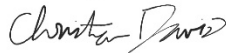
FROM: Christian Davis, Spanish Fork Airport Manager

SUBJECT: Hangars 8 through 11A Approval

Mr. Steven Wilson has received permission to move forward with the building or reconstruction of hangars 8, 9, 10, 11, & 11A at the Spanish Fork Airport. On December 1st, 2022 in the Airport Board Meeting, the airport board unanimously approved a recommendation to City Council that Mr. Wilson be permitted to move forward with his plans. In the February 7, 2023 City Council Meeting, the City Council approved the request to move the footprint of the hangars forward 7 feet and to move forward with the construction.

The Minutes from the referenced City Council Meeting and Airport Board Meeting are attached.

Sincerely,



Airport Manager
Spanish Fork Airport



40 SOUTH STREET | SPANISH FORK, UT 84660 | SPANISHFORK.ORG

June 21, 2023



**PENDING MINUTES
CITY COUNCIL MEETING
February 7, 2023, at 6:02 p.m.
40 South Main Street
Spanish Fork, UT 84660**

Councilmembers Present:

Mike Mendenhall, Mayor
Kevin Oyler, Councilmember

Shane Marshall, Councilmember
Jesse Cardon, Councilmember

Councilmembers Absent:

Stacy Beck, Councilmember
Chad Argyle, Councilmember

Staff Members Present:

Dave Anderson, Community Development Director
Jordan Hales, Finance Director
Brandon Johnson, Master Patrol Officer
Tara Silver, City Recorder
Tyler Jacobson, Assistant City Manager
Dale Robinson Parks and Recreation Director

Vaughn Pickell, City Attorney
Seth Perrins, City Manager
Nick Porter, Public Information Officer
Scott Aylett, Library Director
Chris Thompson, Public Works Director

Staff Members Absent:

Matt Johnson, Police Chief

Visitors Present:

- Legal Department
 - Split with Salem and Walter Bird went to Salem.
- Admin department
 - 2022 salary system adjustment for June and October
 - The Fellows came to Spanish Fork
 - There were two classes held for Spanish Fork University
 - A puzzle was commissioned for Spanish Fork with 3,500 sold and 2,000 remaining.

Mayor Mendenhall stated our quality of life was second to none. He was excited about our accomplishments and what was ahead for 2023.

CONSENT ITEMS:

- A. Minutes Spanish Fork City Council Meeting 1-17-2023**
- B. Spanish Fork Airport Hangars 8 through 11A Reconstruction and Re-positioning**
- C. 2300 East Canyon Rd Traffic Signal UDOT Cooperative Agreement**
- D. Federal Aid Agreement for the 100 S 400 W to 550 W Safe Routes To School Grant**
- E. Spanish Fork Fire & EMS Mental Health \$25,100.00 Grant Memorandum of Understanding (MOU)**
- F. Bit Link Court e-filing Software Agreement**

Councilman Marshall made a **Motion** to approve **Consent Items A-F**

Councilman Cardon **Seconded** and the motion **Passed** all in favor at 7:35 p.m. roll call vote

Kevin Oyler	Yes
Jesse Cardon	Yes
Stacy Beck	Absent
Chad Argyle	Absent
Shane Marshall	Yes

NEW BUSINESS:

A. Days of 47 Rodeo Contract

Dale Robinson explained that the Fiesta Days rodeo committee went to the December PRCA conference where they met with the Days of 47 committee who proposed starting the Utah Rodeo Pioneers Program. This would take the 3 Main rodeos in Utah and take the combined top winner of those 3 rodeos to encourage contestants to participate in all three rodeos.

Dale Robinson told us as part of this proposal, they would give us \$49,500 to give to the PRCA to add money to get the best contestants. The obligation it would require would be to purchase a table at the State of Sports Banquet where we will host three of those contestants



BOARD AGENDA

For December 1st, 2022, 4:30pm

This meeting will be held in the Spanish Fork City Council Chambers

meet.google.com/gtn-cexp-okm

[Or Join by phone](#)

(US)+1 414-909-6289 PIN: 379 882 692#

Board Members:

Invitees:

Shane Marshall: Spanish Fork City Council	Jordan Hales: Spanish Fork City
Mark Patey: SF Airport Board Member	Byron Haslam: Sp.Fk. Engineering Dept
Matt Taylor: SF Airport Board Chairman	Ana Burgi: Sp. Fk. Asst. Attorney
Duane Barr: SF Airport Board Member	Dave Anderson: Sp.Fk. City Planner
Clair Anderson: SF Airport Board Member	Christian Davis: Airport Manager
Brian Park: SF Airport Board Member	Chris Thompson: Sp. Fk. Public Works Dir.
Brad Mellor: SF Airport Board Member	

4:30pm Immediate Closed Session Regular Meeting will start at 5pm

Public Comment: Chairman

Item 1. Review the Minutes from the November 3rd meeting.

Item 2. Financial Report: Jordan Hales

Item 3. Facilities Report: Christian Davis

Item 4. Request to review and approve Site Plans and Elevations for Hangars 3, 4, & 5 site plan:
Cory Borup, Hal Jackson, & Springville Flying Club

Item 5. Request to review and approve Site Plans and Elevations for Hangars 8, 9, 10, 11, & 11A:
Steve Wilson, Rowe Hakes, & Springville Flying Club

Item 6. JUB Engineers Airport Layout Plan presentation

Other items of concern from the Board members or the public: Chairman

Spanish Fork Municipal Airport Board Meeting Minutes
Spanish Fork City Council Chambers
December 1st, 2022, 5pm

Board Members in Attendance:

Matthew Taylor - Board Chairman
Brad Mellor - Board Member
Brian Park - Board Member
Duane Barr - Board Member
Clair Anderson - Board Member

Staff in Attendance:

Christian Davis - Airport Manager
Jordan Hales - Finance Director
Chris Thompson - Public Works Director
Ana Burgi - Assistant City Attorney

Absent/Excused:

Mark Patey - Board Member, Shane Marshall - City Council

Public Attendees:

Neal Fraser - JUB Engineers; Steve Wilson - Utah Aviation; Doug Frix - MSAR; Ed Helmick - airport stakeholder; Stephanie Miner, Kent Miner, and Samantha Miner - Airport Stakeholders; Cory Chamberlain - Airport Stakeholder; Blaine and Linda Fewkes - Airport Stakeholders; Cory Borup - Airport Stakeholder

Matt Taylor called the meeting to order at 4:34pm. A motion was made by Clair Anderson and seconded by Duane Barr to move into a closed session. Unanimous in favor.

The meeting was opened back to a public meeting at 5:08pm

Item 1. Review the Minutes from the September 15th, 2022 meeting:

A minor change was made in the minutes regarding Item 4. This change was "Rick Strong was promised that the tie down spaces closest to Hangar 7 would be made available for him at the airport's earliest convenience."

A motion was made by Duane Barr to accept Item 1; seconded by Brad Mellor. Unanimous in favor.

Item 2. Financial Report: Jordan Hales

A motion was made by Clair Anderson to accept Item 2; seconded by Duane Barr. Unanimous in Favor.

Item 3. Facilities Report: Christian Davis

Christian Davis reviews airport facilities:

- See attached Facilities Report Slideshow

Item 4. Request to review and approve site plan and elevations for hangars 3, 4, and 5: Cory Borup

- Several minor questions were posed to Mr. Borup and the board reviewed his drawings.
- A motion was made by Clair Anderson to approve. Seconded by Duane Barr. Unanimous in favor.

Item 5. Request to review and approve site plan and elevations for hangars 8, 9, 10, 11, & 11a: Steve Wilson

- The board reviewed the site plan and posed questions to Mr. Wilson regarding drainage, roof slope, spacing from neighboring hangars, and other minor details.
- A motion was made by Clair Anderson to approve. Seconded by Duane Barr. Unanimous in favor.

Item 8. Other Items of Concern from the public or the Airport Board

- None

A Motion is made by Brad Mellor to adjourn the meeting; seconded by Clair Anderson. Unanimous in favor.

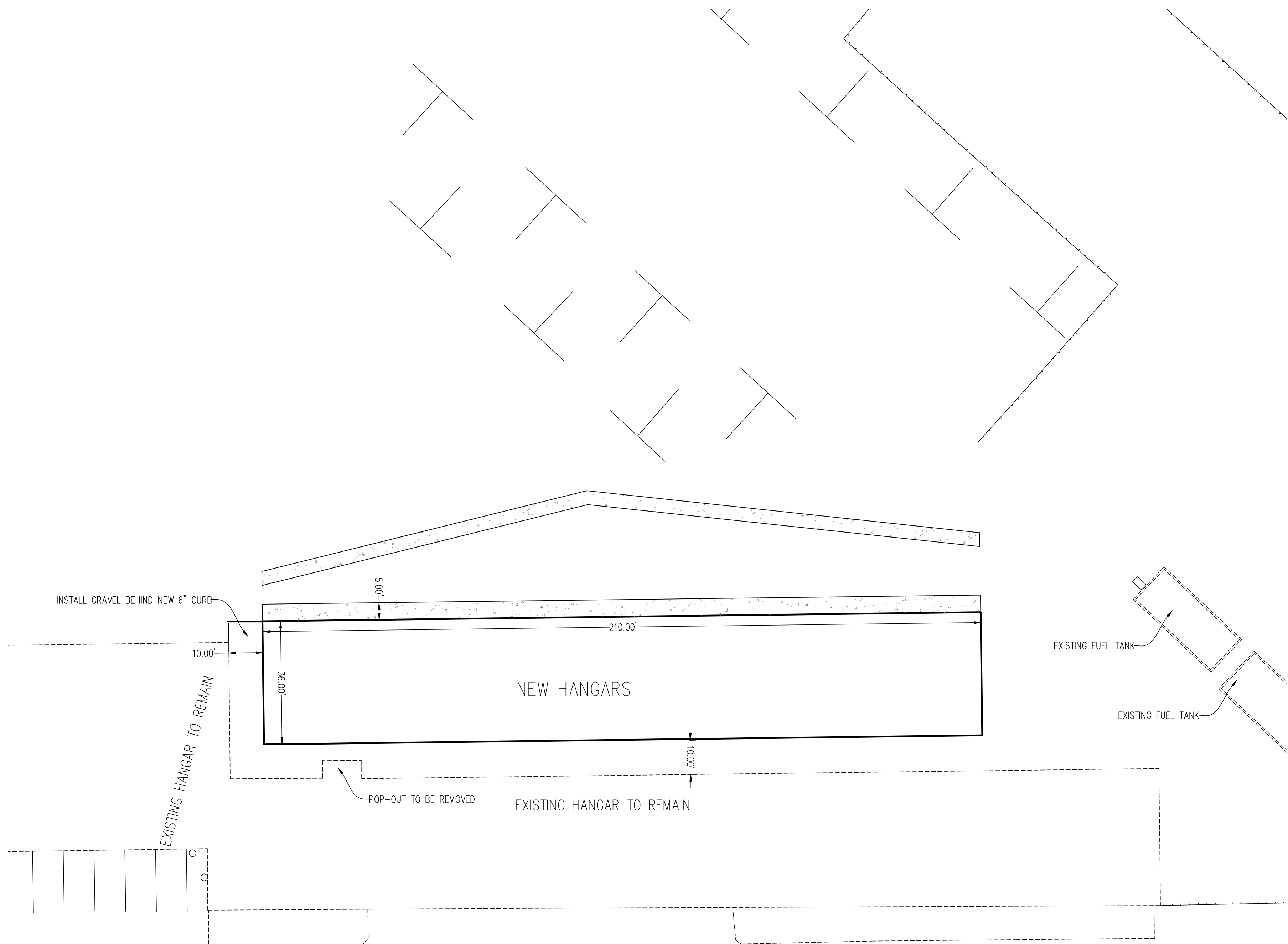
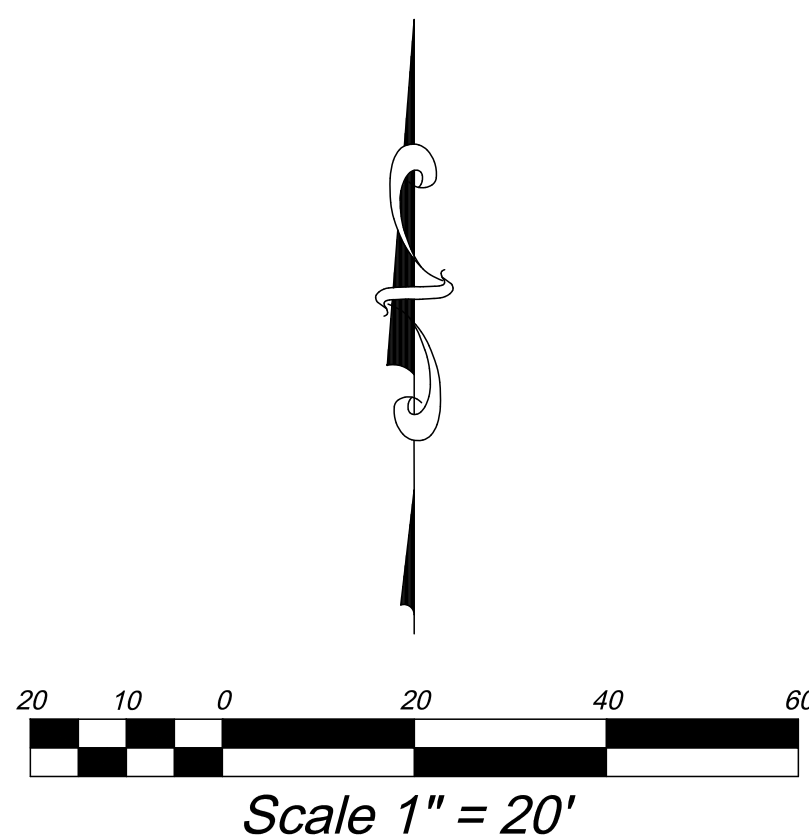
Matthew Taylor adjourns the meeting at 5:46

GENERAL NOTES

1. ALL CONSTRUCTION TO FOLLOW THE LATEST SPANISH FORK CITY STANDARDS AND SPECIFICATIONS.
2. CONTRACTOR TO FOLLOW ALL RECOMMENDATIONS CONTAINED IN THE GEOTECHNICAL STUDY PREPARED BY GEOSTRATA DATED JULY 10, 2020
3. THE SUBJECT PROPERTY IS IN FEMA FLOODPLAIN ZONE X WHICH IS AN AREA OF MINIMAL FLOODING.

SHEET INDEX

- C1 SITE PLAN
- C2 DEMOLITION PLAN
- C3 GRADING & DRAINAGE PLAN
- C4 UTILITY PLAN
- C5 EROSION CONTROL PLAN
- C6 BMP DETAILS

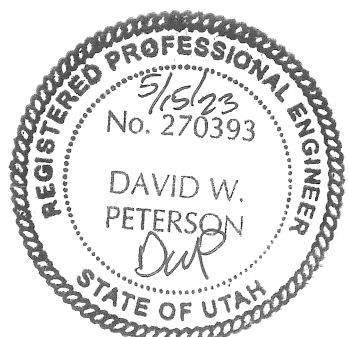
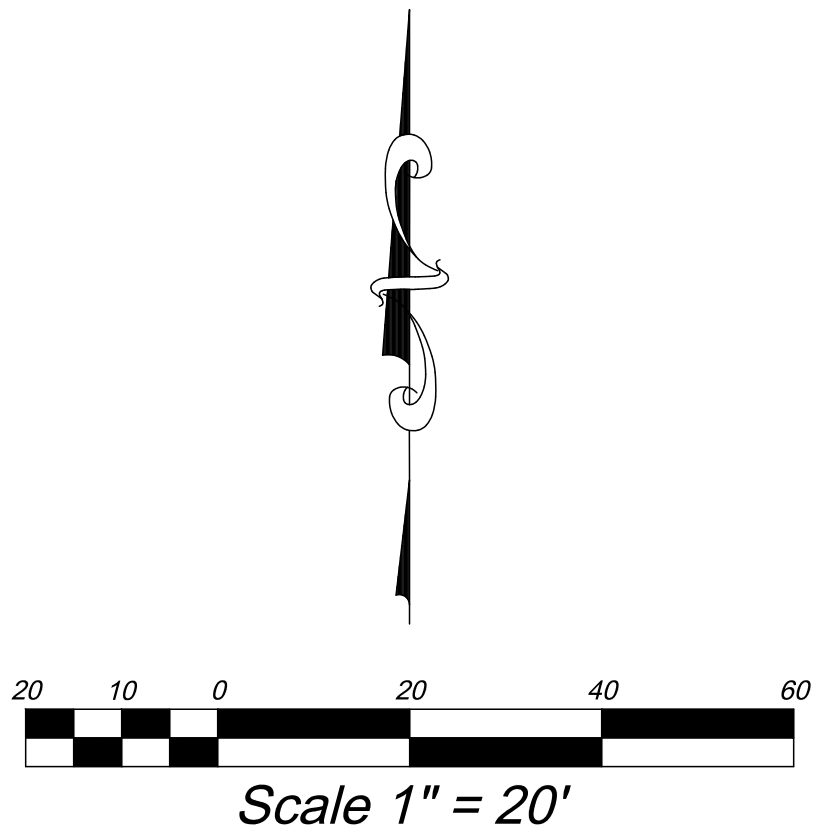
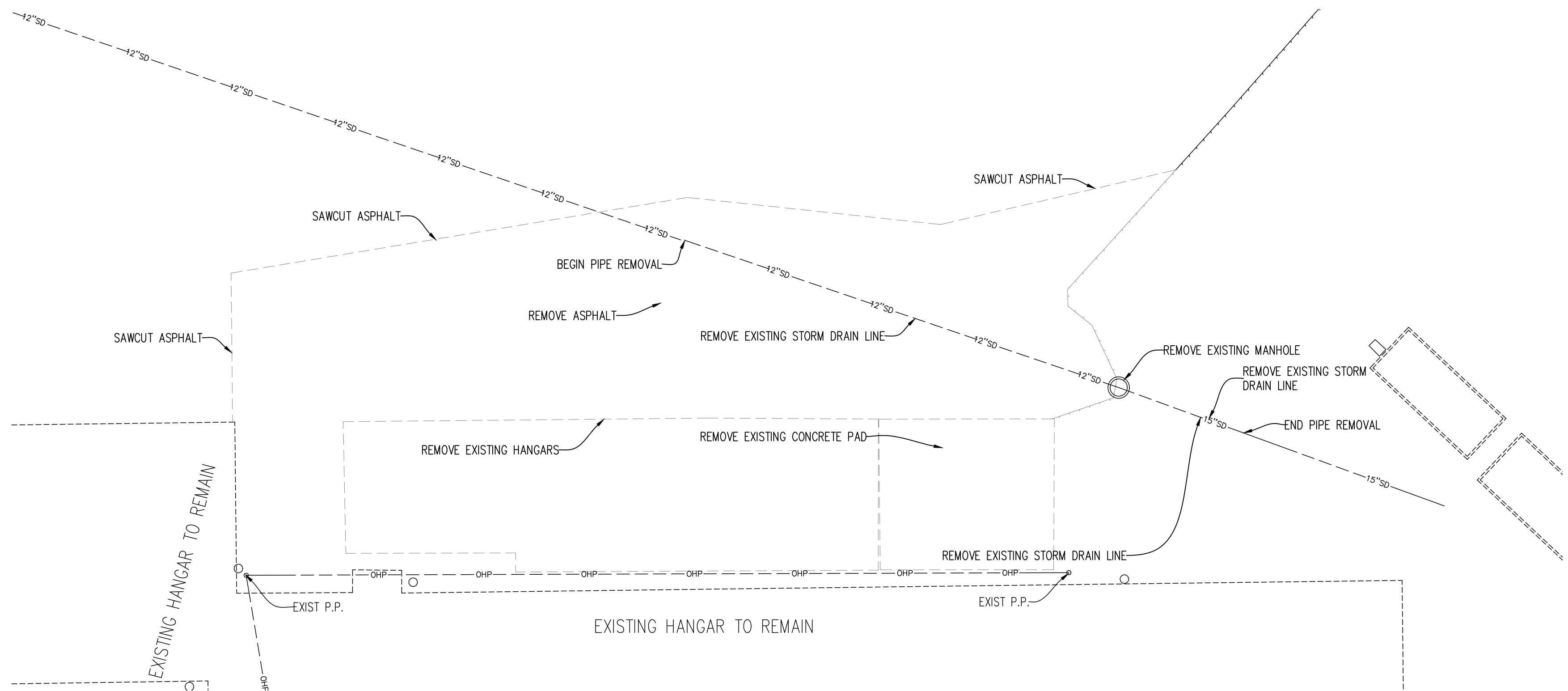


VICINITY MAP



REVISIONS			
Rev.	Date	Description	
1	05/15/23	REVISED PER CITY REVIEW	

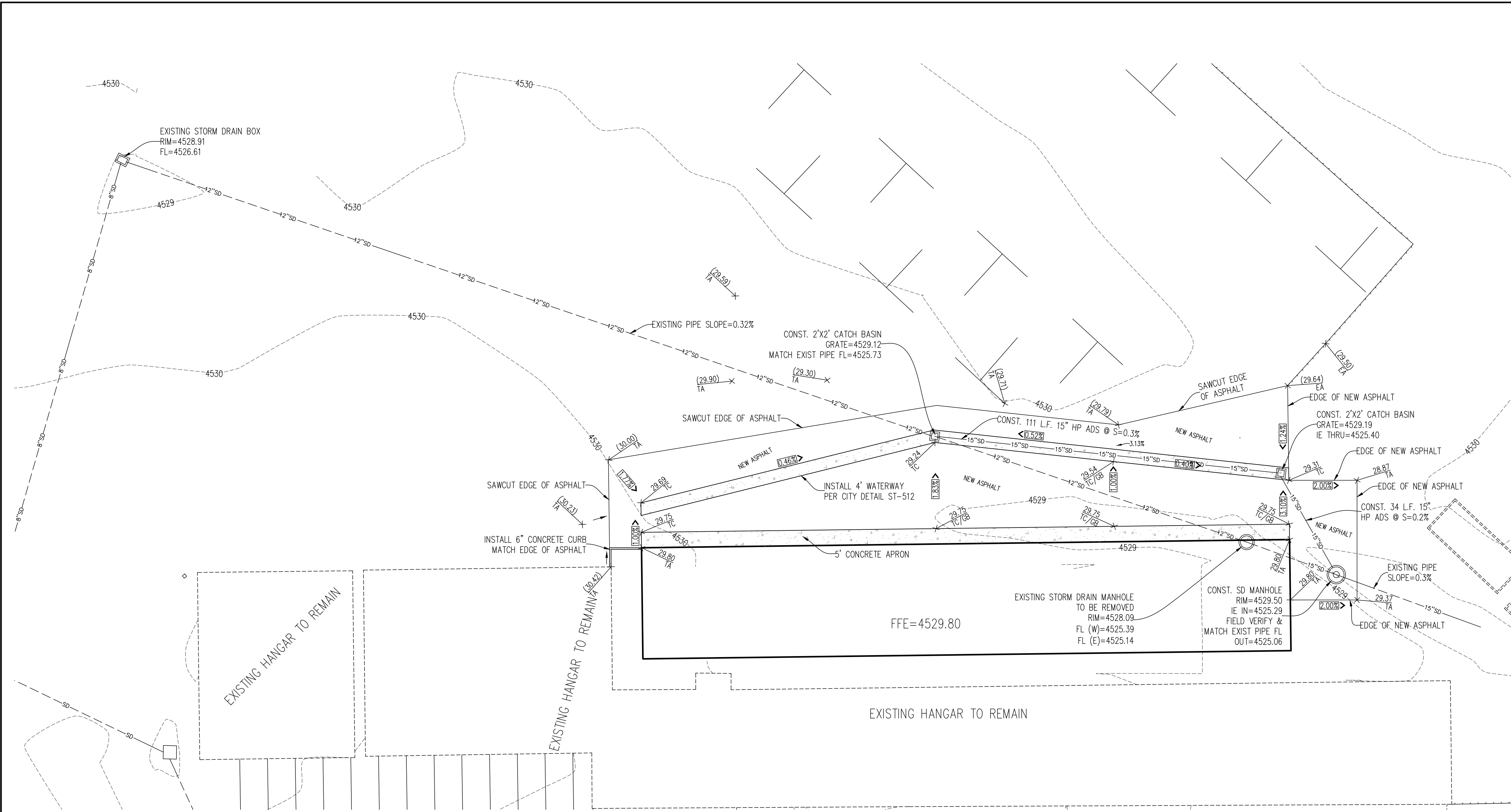
FLYING CLUB HANGARS			
SPANISH FORK		2050 North 300 West	UTAH
Drawn by: D.W.P.	SITE PLAN		Scale: 1"=20'
Designed by: D.W.P.			Date: 04/10/23
Checked by: D.W.P.			C1



REVISIONS		
Rev.	Date	Description
1	05/15/23	REVISED PER CITY REVIEW


EXCEL
ENGINEERING
David W. Peterson, P.E., License #270393
12 West 100 North, Suite 201C, American Fork, UT 84003
P: (801) 736-4504, david@excelcivil.com

FLYING CLUB HANGARS			
SPANISH FORK		2050 North 300 West	UTAH
Drawn by: D.W.P.	DEMOLITION PLAN		Scale: 1"=20'
Designed by: D.W.P.			Date: 04/10/23
Checked by: D.W.P.			C2



GRADING LEGEND	
FFE	FINISHED FLOOR ELEV.
BOW	BACK OF WALK
GB	GRADE BREAK
TC	TOP OF CONCRETE
TBC	TOP BACK OF CURB
TA	TOP OF ASPHALT
EA	EDGE OF ASPHALT
RIM	RIM ELEVATION
FL	FLOWLINE
EG	EXIST GROUND
FG	FINISHED GRADE
IE	INVERT ELEVATION
	DIRECTION OF DRAINAGE
	EXISTING ELEVATION
	PROPOSED ELEVATION
	EXISTING CONTOUR

PAVEMENT DESIGNS	
STANDARD ASPHALT:	
3"	ASPHALT CONCRETE
6"	UNTREATED BASE COURSE
8"	GRANULAR BORROW
CONCRETE APRON:	
5"	PORTLAND CEMENT CONCRETE
6"	UNTREATED BASE COURSE
CONCRETE SIDEWALKS	
4"	PORTLAND CEMENT CONCRETE
4"	AGGREGATE BASE COURSE

30" CATCH CURB AND GUTTER

24" DRIVE THROUGH GUTTER
SEE NOTE 5

CROSS GUTTER

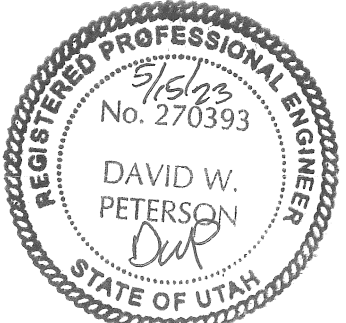
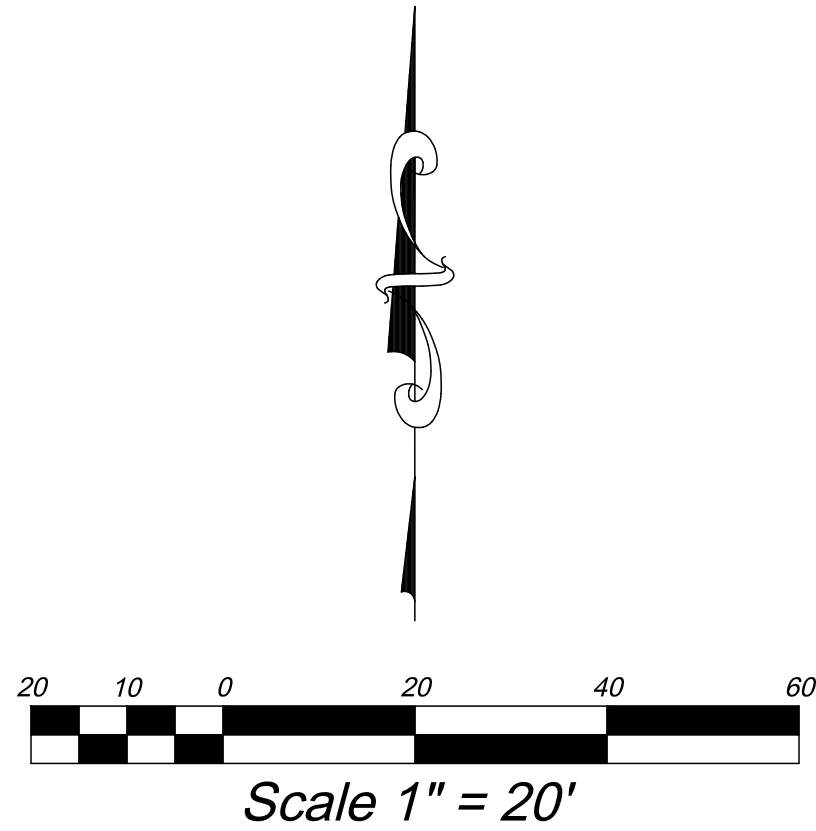
NOTES:

- SUB-BASE UNDER ALL CURBS AND GUTTERS SHALL MATCH WHAT IS IN THE ROAD WITH A MINIMUM OF 8" OF COMPACTED UNTREATED BASE COURSE.
- IF CONCRETE IS TO BE POURED NEXT TO A CURB #4 REBAR SHALL BE DOWELED 3" INTO CURB AND 4" INTO SIDEWALK. REBAR SHALL BE INSTALLED A MINIMUM OF 2" FROM TOP OF SIDEWALK AND CURB 24" O.C.
- SIDEWALKS SHALL HAVE CONSTRUCTION JOINTS EVERY 5'.
- TOP FRONT OF SIDEWALK SHALL BE PLACED AT THE SAME GRADE AS TOP BACK OF CURB.
- TACK SHALL BE APPLIED TO LIP OF CURB AND EXTEND 1' ONTO GRAVEL ROAD BASE.
- PAVERS, FABRIC, SAND MATERIAL AND INSTALLATION SHALL MEET THE SPECIFICATIONS AND REQUIREMENTS OF APWA 32 14 13 (PRECAST CONCRETE UNIT PAVING) AND 32 14 16 (BRICK UNIT PAVING).
- ESTABLISH PAVER PATTERN TO ASSURE ALL CUT EDGE PAVERS SHALL BE HALF PAVERS OR LARGER.
- ALL PAVERS SHALL MATCH THE ORIGINAL COLOR OF THE DARK RED CONCRETE PAVERS ON MAIN STREET
- MODIFIED CURB & GUTTER IS ONLY TO BE USED IN THE RESIDENTIAL SUB LOCAL ROAD - 42' RIGHT OF WAY UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER.

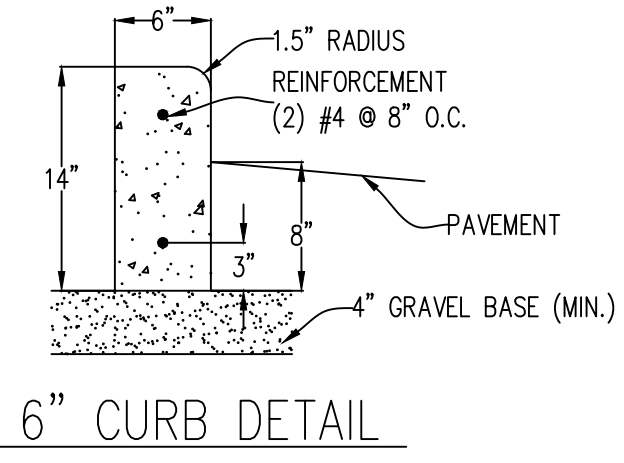
SPANISH FORK CITY
40 SOUTH MAIN STREET
SPANISH FORK, UT 84603
(801) 804-4050

STANDARD DRAWING
APPROVED CURB & GUTTERS

DRAWN: J.B.	SCALE: NONE
DESIGN: MHC	
REVISION:	STANDARD
DATE: 1/18/2023	ST-512



STORM DRAIN NOTE
1. STORM DRAIN FOR THIS SITE WILL CONNECT TO EXISTING STORM DRAIN LINES.

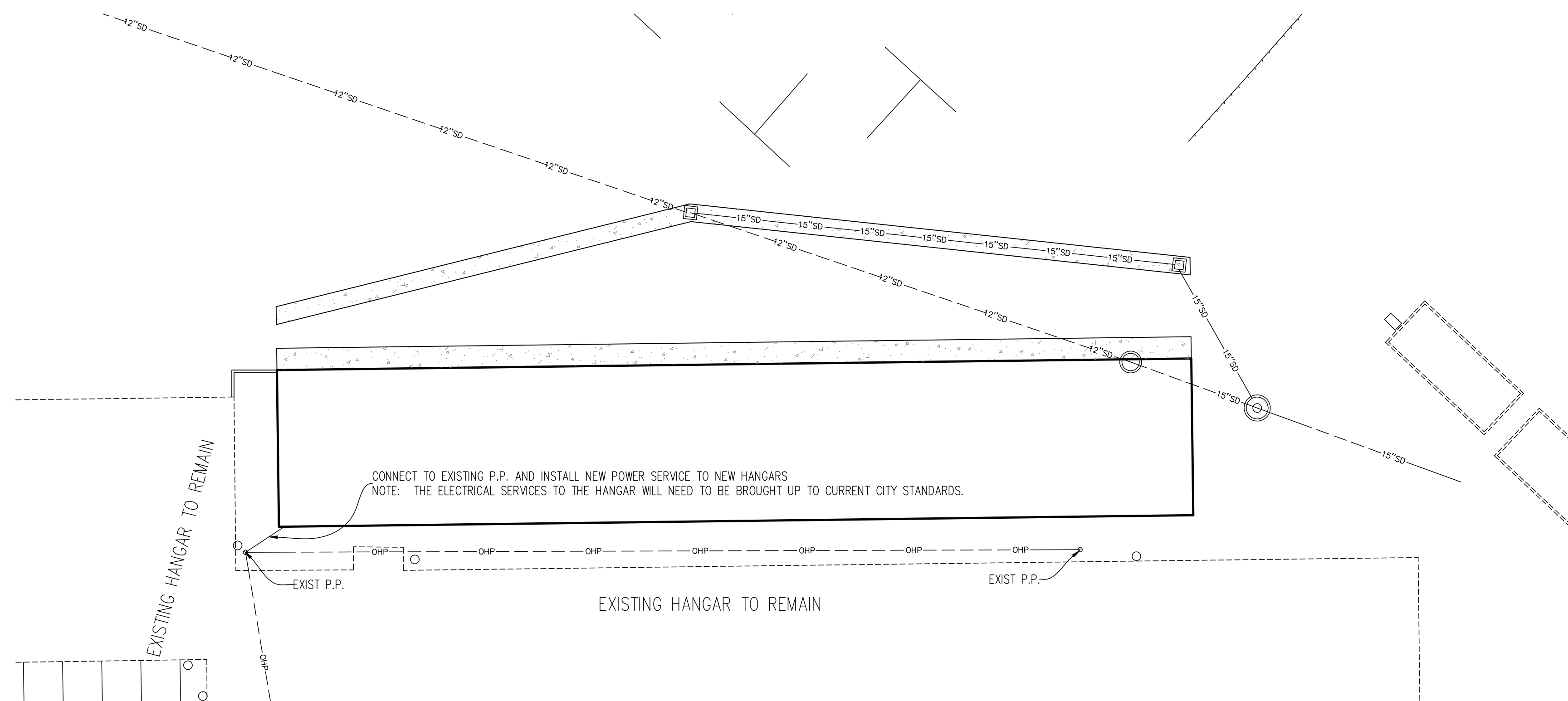


REVISIONS		
Rev.	Date	Description
1	05/15/23	REVISED PER CITY REVIEW

Excel Engineering
David W. Peterson, P.E., License #270393
12 West 100 North, Suite 201C, American Fork, UT 84003
P: (801) 756-4504; david@excelcivil.com

FLYING CLUB HANGARS
SPANISH FORK 2050 North 300 West UTAH

Drawn by: D.W.P.	GRADING PLAN	Scale: 1"=20'
Designed by: D.W.P.		Date: 04/10/23
Checked by: D.W.P.		C3



1. ELECTRICAL SYSTEM TO BE INSTALLED AS PER SPANISH FORK CITY ELECTRICAL DESIGN AND STANDARDS. ANY ELECTRICAL DESIGNS AS PER ARCHITECT/DEVELOPER DRAWINGS SHALL BE SUPERSEDED BY CITY DESIGN.
2. ALL ELECTRICAL IMPROVEMENTS SHALL BE INSTALLED TO THE MOST CURRENT VERSION OF THE SPANISH FORK CITY CONSTRUCTION STANDARDS.
3. IF NEWER VERSION OF STANDARDS IS RELEASED DURING PROJECT, THE PROJECT SHALL BE COMPLETED USING STANDARDS VERSION THAT WAS ISSUED AT PRE-CONSTRUCTION MEETING.
4. ANY EXISTING FACILITIES AFFECTED BY DEVELOPMENT WILL NEED TO BE BROUGHT TO CURRENT NEC, NESC, AND CITY STANDARDS AT DEVELOPER'S EXPENSE INCLUDING BUT NOT LIMITED TO UPGRADING OF METER BASE, SERVICE CONDUITS, COMMUNICATIONS SERVICES, AND LANDSCAPING RESTORATION.

1. CONTRACTOR TO FIELD VERIFY ALL EXISTING CURB & GUTTER, STORM DRAIN, & SEWER ELEVATIONS OR INVERTS PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER WHEN ELEVATIONS OR INVERTS DO NOT MATCH PLANS.
2. THE LOCATION OF EXISTING UNDERGROUND UTILITIES IS SHOWN IN APPROXIMATE LOCATIONS. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE AND ALL UNDERGROUND UTILITIES, WHETHER OR NOT SUCH FACILITIES ARE SHOWN ON THESE PLANS.

SEE GRADING PLAN SHEET G1 FOR
STORM DRAIN DESIGN.

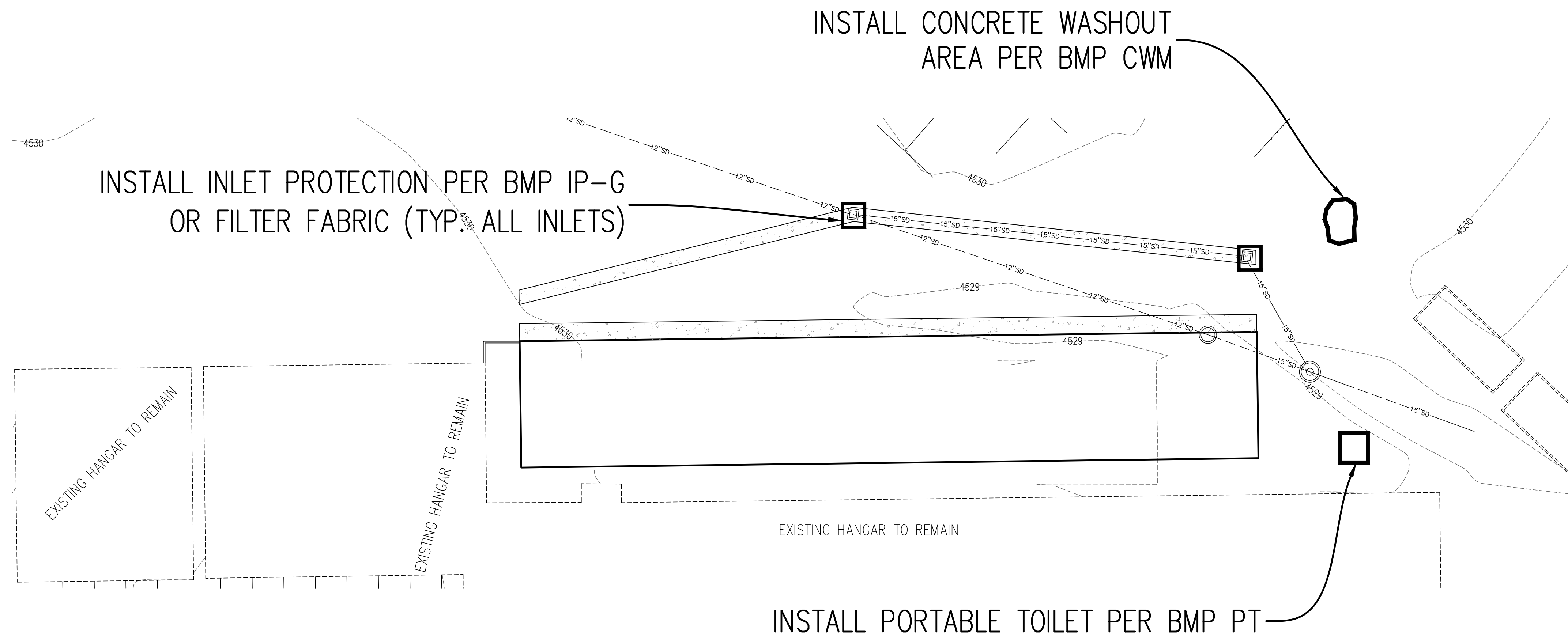
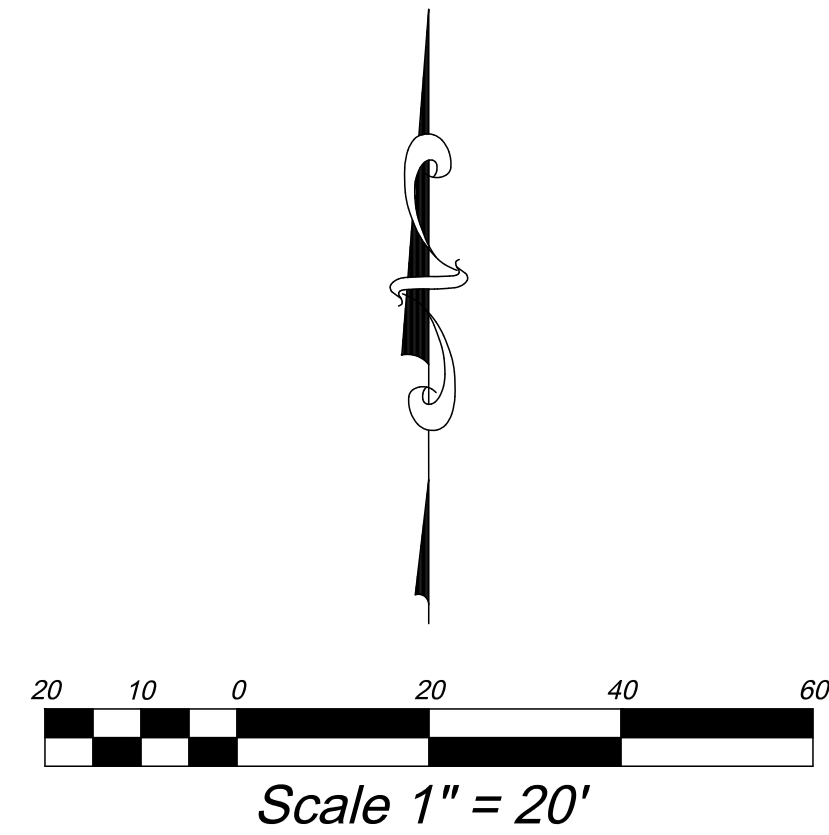


UA
Utah Aviation

EXCEL
ENGINEERING

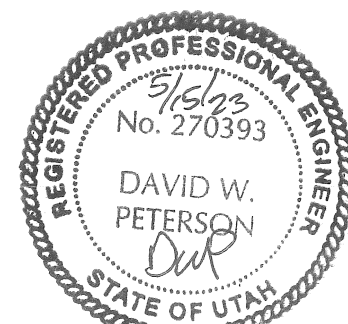
David W. Peterson, P.E., License #270393
12 West 100 North, Suite 201C, American Fork, UT 84003
P: (801) 756-4504 dwp@excelcivil.com

FLYING CLUB HANGARS		
SPANISH FORK		UTAH
2050 North 300 West		
Drawn by: D.W.P.	UTILITY PLAN	Scale: 1"=20'
Designed by: D.W.P.		Date: 04/10/23
Checked by: D.W.P.		C4



EROSION CONTROL NOTES:

1. CONTRACTOR IS TO READ AND UNDERSTAND ALL BMP PRACTICES PRIOR TO ANY CONSTRUCTION ON THIS SITE. CONTRACTOR IS TO FOLLOW ALL BMP PRACTICES CONTAINED IN THESE PLANS.
2. INSTALL CONCRETE WASHOUT AREA AS PER BMP CWM.
3. INSTALL PORTABLE TOILET AS PER BMP PT
4. INSTALL INLET PROTECTION ON EXISTING INLETS ON-SITE & INLETS SURROUNDING SITE. SEE BMP IP-G. FOR NYLOPLAST DRAIN BASINS, FILTER FABRIC UNDER GRATE CAN BE USED INSTEAD OF BMP IP-G
5. THE SITE IS TO BE WATERED AT LEAST ONCE A WEEK TO CONTROL DUST OR MORE FREQUENT AS DETERMINED BY THE CONTRACTOR DURING THE DRY MONTHS OF SUMMER.
6. CONTRACTOR IS TO REMOVE INLET PROTECTION FROM CATCH BASINS AND CLEAN-OUT ALL CATCH BASINS BEFORE LEAVING THE SITE.
7. CONTRACTOR WILL BE RESPONSIBLE FOR THE IMPLEMENTATION AND MAINTENANCE OF BMP'S DURING CONSTRUCTION.
8. ALL CONSTRUCTION PERIOD BEST MANAGEMENT PRACTICES ARE TO BE INSPECTED & MAINTAINED AT LEAST WEEKLY, ALSO BEFORE AND AFTER EACH STORM EVENT.
9. CONTRACTOR SHALL BE REQUIRED TO KEEP A RECORD OF ALL INSPECTIONS AND MAINTENANCE ON SITE WITH THE STORM WATER POLLUTION PREVENTION PLAN.



REVISIONS		
Rev.	Date	Description

 EXCEL ENGINEERING David W. Peterson, P.E., License #270393 12 West 100 North, Suite 201C, American Fork, UT 84003 P: (801) 756-4504; david@excelcivil.com	FLYING CLUB HANGARS	
	SPANISH FORK 2050 North 300 West UTAH	
Drawn by: D.W.P.	EROSION CONTROL PLAN	Scale: 1"=20'
Designed by: D.W.P.		Date: 04/10/23
Checked by: D.W.P.		C5

Green Acres Estates Plat "F"
Including a portion of Lot 2 Green Acres Estates Plat "C"
A portion of Lot 1 Green Acres Estates Plat "D" located
located in the Northeast 1/4 of Section 30,
Township 8 South Range 3 East, Oldham

800 South Street

1200 South Street

Lot 1: 0.14 Acres

Lot 2: 0.14 Acres

Lot 3: 0.36 Acres

Total: 0.64 Acres

Surveyor's Certificate

I, the undersigned, being a duly licensed surveyor in the State of Utah, do hereby certify that the foregoing is a true and correct copy of the original survey as the same appears in my records.

Recording Certificate

Whereas, the foregoing plat has been duly recorded in the office of the County Clerk of Salt Lake County, Utah, in Book 10, Page 10, and the same is a true and correct copy of the original survey as the same appears in my records, I do hereby certify that the same is a true and correct copy of the original survey as the same appears in my records.

Owner's Declaration

I, the undersigned, being the owner of the above described property, do hereby declare that the same is a true and correct copy of the original survey as the same appears in my records.

Agreement

I, the undersigned, being the owner of the above described property, do hereby agree to the terms and conditions of the above described plat.

City Clerk's Approval

I, the undersigned, being the City Clerk of the City of Spanish Fork, Utah, do hereby approve the above described plat.

Prepared by:
Carter and Associates, Inc.
303 East 100 South
Orem, Utah 84058
801-224-1234
801-224-1235

Green Acres Estates Plat F Minor Plat Amendment and Zone Change Approval Request

June 21, 2023, Development Review Committee meeting.

Located at 850 East 900 South, including 0.64 acres.

The subject property is zoned R-1-9 and the applicant has requested a change to the R-1-8 zone.

The applicant has requested Minor Plat Amendment approval for three (3) lots.

Key Issues

1. Zoning.
2. Lots.
3. Easements.

Recommendation

That the proposed Minor Plat Amendment and Zone Change be recommended for approval based on the following finding and subject to the following conditions:

Finding

1. That the application conforms to the City's General Plan Designation.

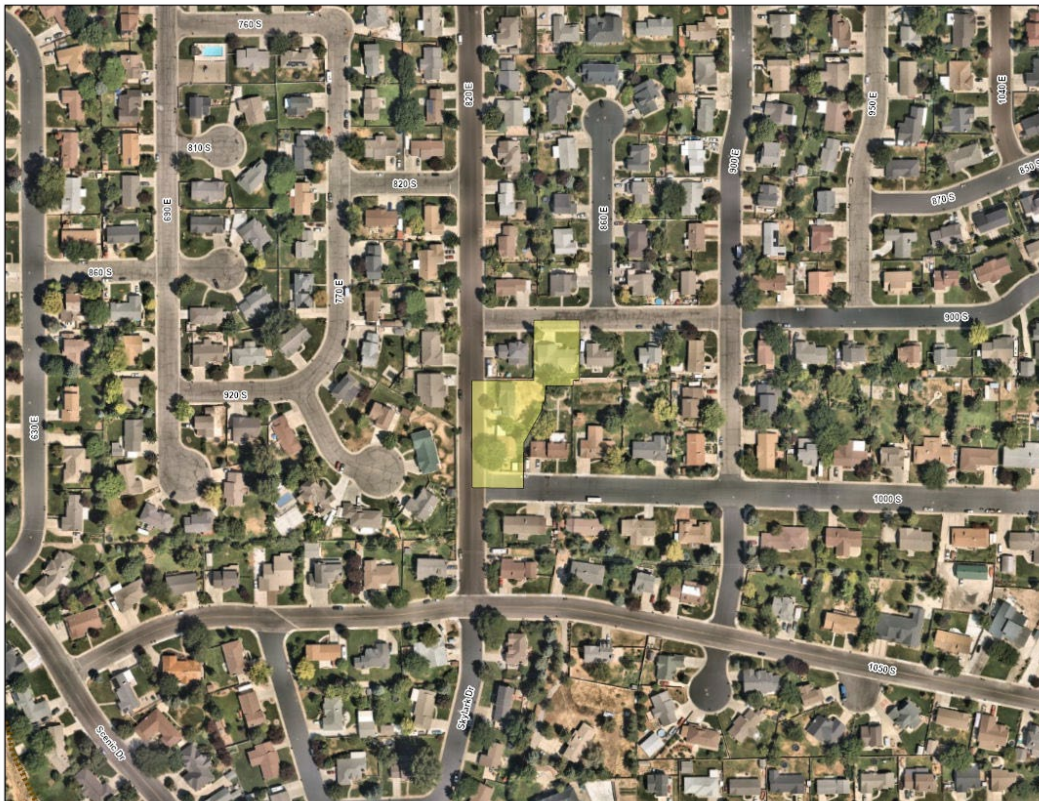
Conditions

1. That the applicant meets the City's Zoning Requirements and Construction Standards.
2. That the applicant addresses any red-lines.
3. That approval of the Minor Plat Amendment is subject to City Council approval of the Zone Change.

Exhibits

1. Plat.
2. Zoning Exhibit.

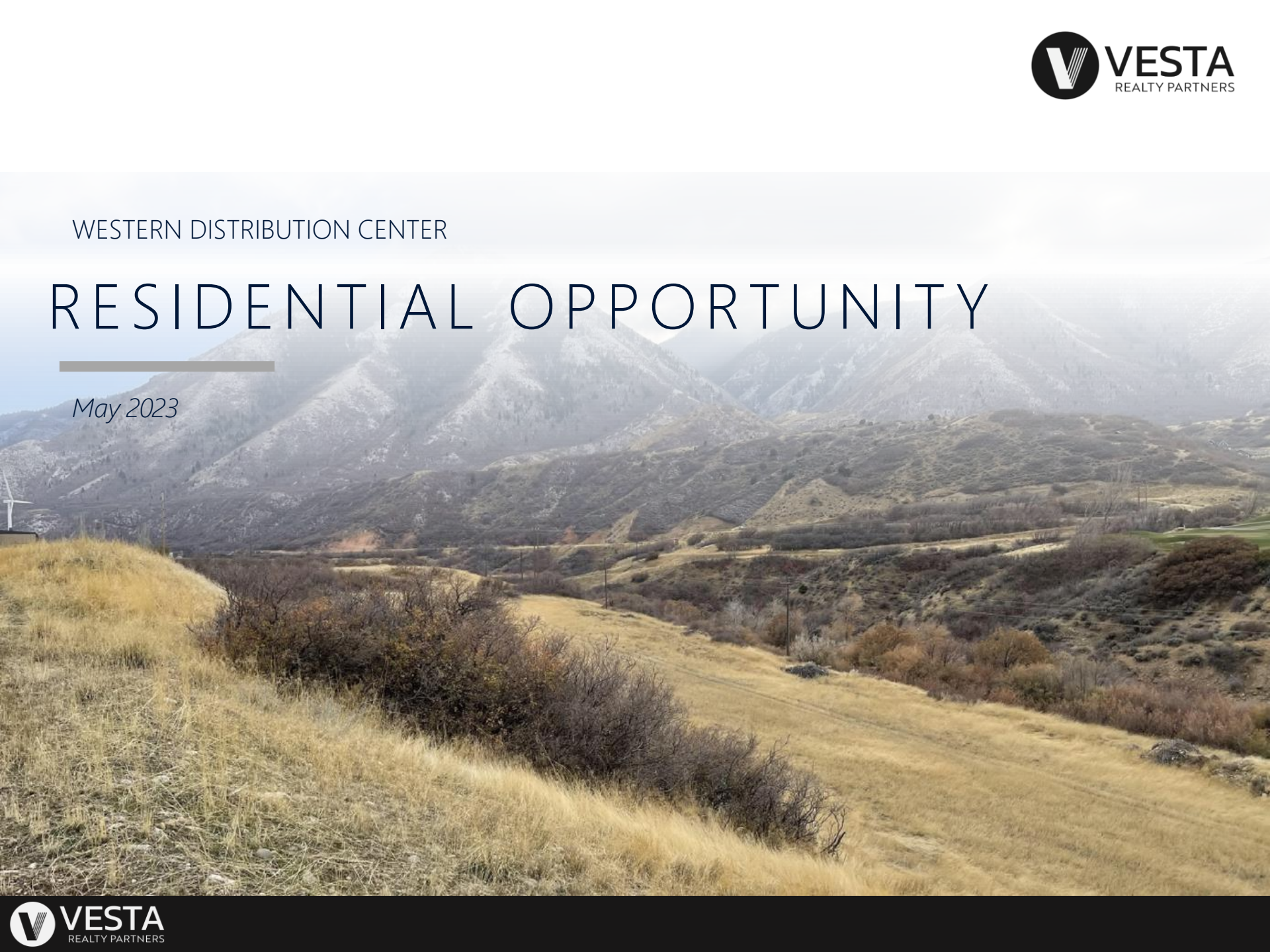
June 21, 2023



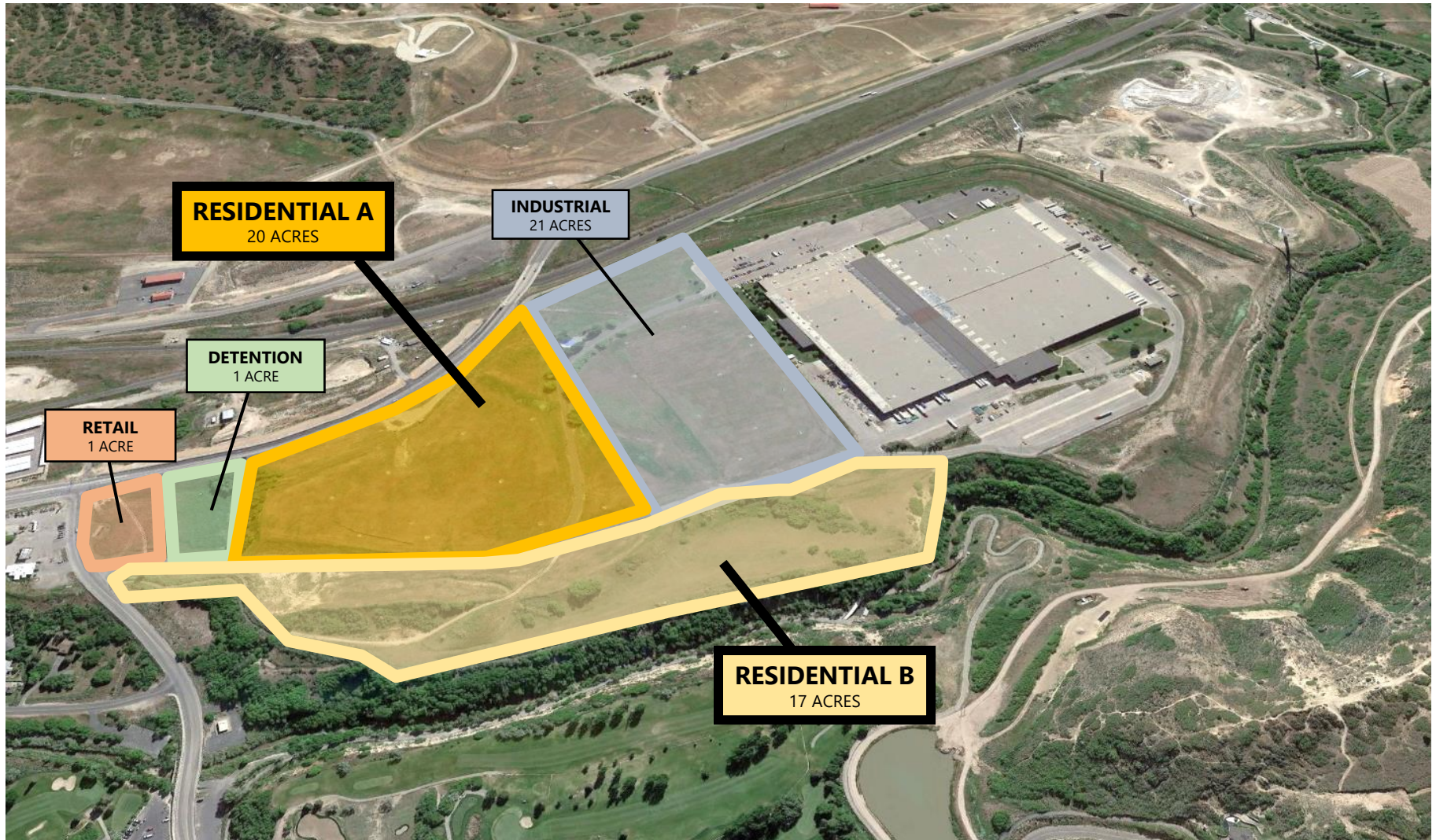
WESTERN DISTRIBUTION CENTER

RESIDENTIAL OPPORTUNITY

May 2023



SITE OVERVIEW



PROPOSED SITE PLAN



SPANISH FORK SITE PLAN CONCEPT

FINGERHUT ROAD — SPANISH FORK, UTAH | VESTA

Salt Lake City | Exchange Place | Salt Lake City, UT 84111 | 801.531.1144 | Boise | 800 W. Main Street | Suite 940 | Boise, ID 83702 | 208.424.7675 | babcockdesign.com



SITE PLAN BENEFITS

- Better land use planning will spur beautification and redevelopment along a key entrance to Spanish Fork City
 - Increasing property values for “Little Acorn” site may spur new development on a worn-out corner
- Creates a mixed-use environment and buffer between industrial, residential, and civic (golf course) uses
- Tax Increment generated over 20 years increases from \$7.8 million to \$12.8 million
- Preserves the same square footage of property tax and employment generating industrial/manufacturing uses
- Provides hundreds of attainable workforce housing that is a for-sale product, allowing home ownership opportunities for a larger segment of the population
- Creates increased impact fees to offset costs of Highway 6/Powerhouse/Fingerhut intersection
- Replaces a hodge-podge of public and private improvements with public improvements that are up to date and will be well-maintained

PROPERTY IMAGES – RESIDENTIAL A



PROPERTY IMAGES – RESIDENTIAL A



PROPERTY IMAGES – RESIDENTIAL A



PROPERTY IMAGES – RESIDENTIAL A



CASE STUDY 1:

RESIDENTIAL ADJACENT TO INDUSTRIAL IN NORTH SALT LAKE CITY

CASE STUDY – NORTH SALT LAKE CITY



CASE STUDY – NORTH SALT LAKE CITY

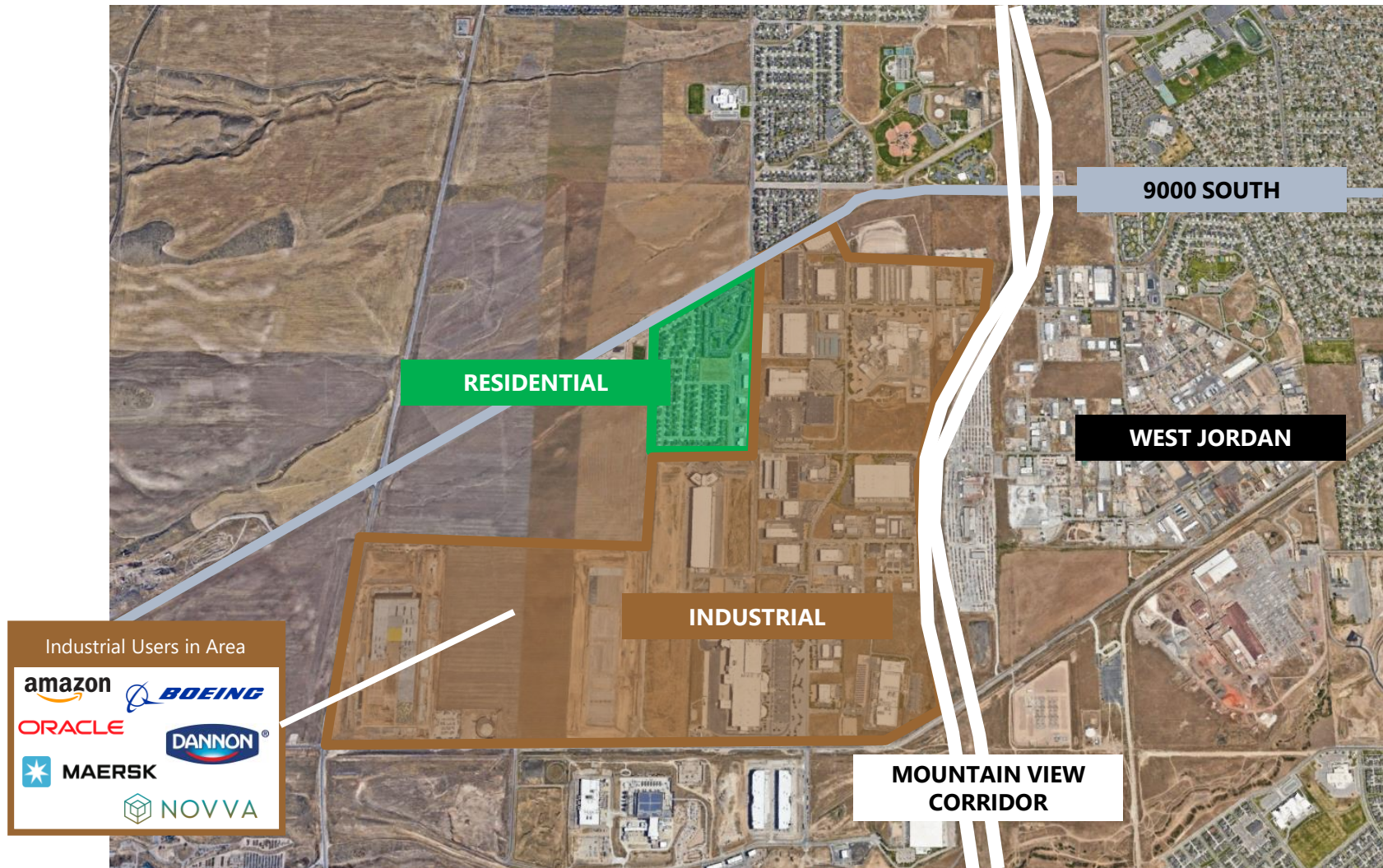
Available home listings in the subject area command a ~\$20k (3.6%) premium than listings in the non-subject area



CASE STUDY 2:

RESIDENTIAL ADJACENT TO INDUSTRIAL IN WEST JORDAN CITY

CASE STUDY – WEST JORDAN CITY

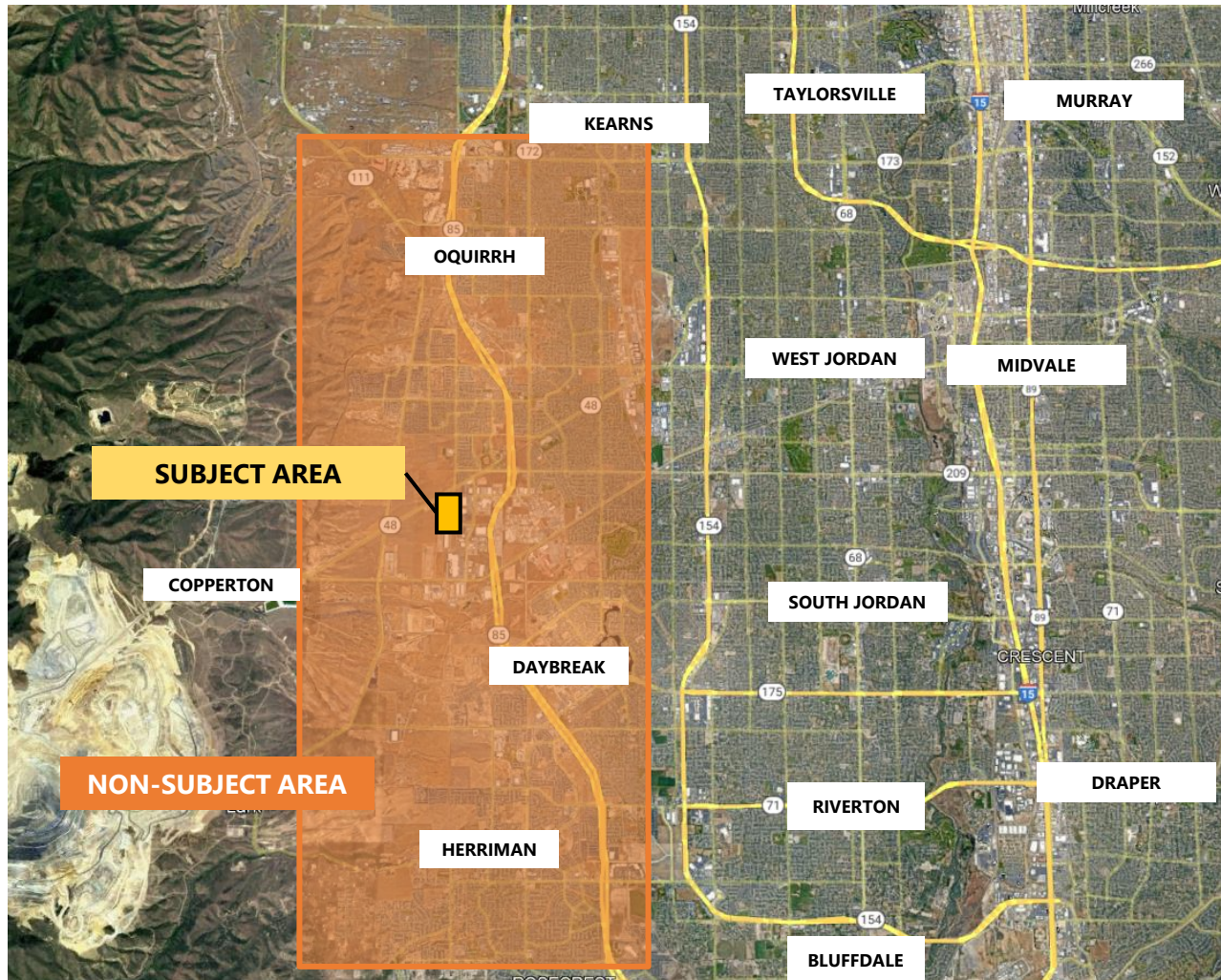


CASE STUDY – WEST JORDAN CITY



CASE STUDY – WEST JORDAN CITY

Available home listings in the subject area command a ~\$45k (6.6%) premium on average than listings with a similar age and size in the non-subject area





VESTA

REALTY PARTNERS

JEFF GRASSO

Managing Partner

jeff@vesta-rp.com

845.590.3793

JOHN BANKHEAD

Managing Partner

john@vesta-rp.com

801.750.4170

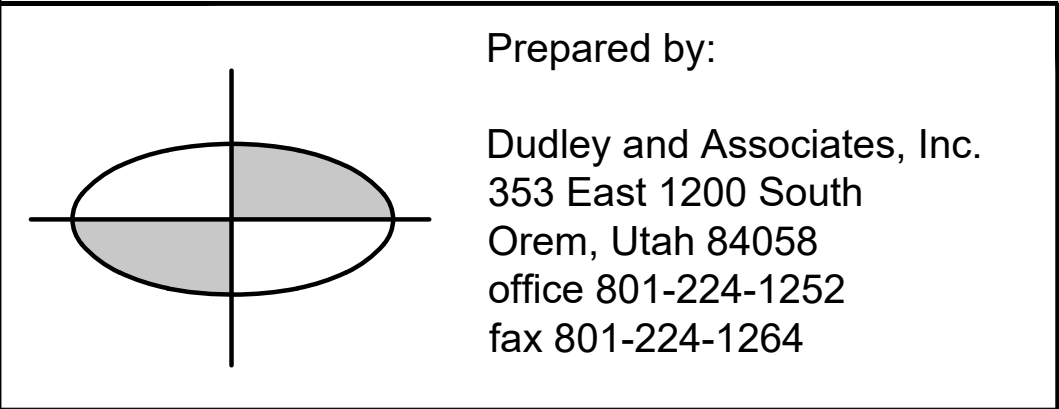
SALT LAKE CITY

299 South Main Street, Suite 1300
Salt Lake City, Utah 84111

NEW YORK CITY

230 Park Avenue, Suite 300
New York, New York 10169

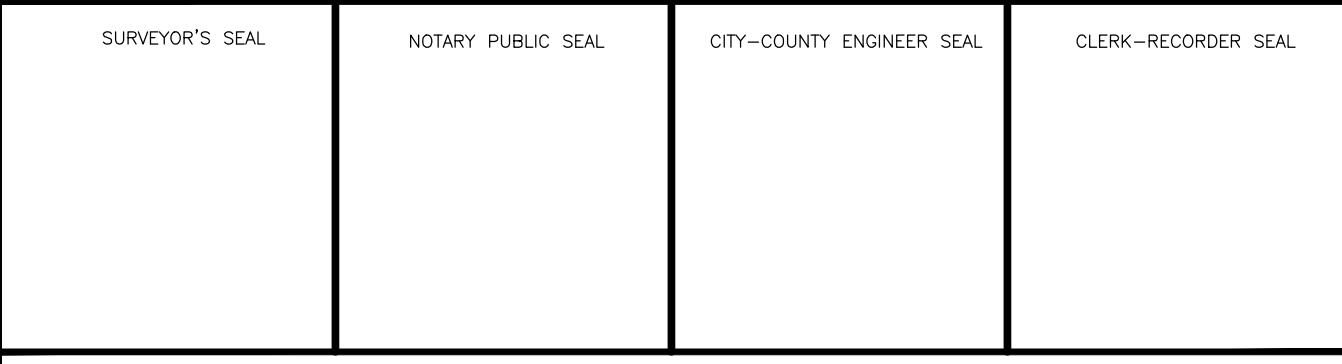
<https://www.vesta-rp.com/>



City Utilities Approval Culinary Water/Pressure Irrigation/Sewer/Storm Drain	
Public Works Director	Date

Approved as to Form

Attorney _____ Date _____



Owner's Dedication

Know all men by these presents that we, all of the undersigned owners of all the property described in the Surveyor's Certificate hereon and shown on this map, have caused the same to be subdivided into Lots, Blocks, Streets, and Easements and do hereby dedicate the streets and other public areas as indicated hereon for perpetual use of the public.

In witness hereof we have hereunto set our hands this _____ day of _____, A.D. 20____.

Janalee Sermersheim Trust dated February 23, 2008
Todd L. Sermersheim, Trustee

Janalee Sermersheim Trust dated February 23, 2008
Janalee Sermersheim, Trustee

Todd Sermersheim

Janalee Sermersheim

Steven and Janalee Banks Family Trust
dated February 17, 2022
Janalee Banks, Trustee

Steven and Janalee Banks Family Trust
dated February 17, 2022
Steven R. Banks, Trustee

Acknowledgement

STATE OF UTAH }
COUNTY OF UTAH } S.S.

The foregoing instrument was acknowledged before me this _____ day of _____, 20____, by Steven R. Banks, Janelle Banks, who represented that they are the Trustee's of the Steven and Janelle Banks Family Trust dated February 17, 2022 and have the authority to execute this instrument.

My Commission Number _____ Signed (a Notary Public Commissioned in Utah) _____

My Commission Expires _____
_____ Print name of Notary

Acknowledgement

STATE OF UTAH }
COUNTY OF UTAH } S.S.

The foregoing instrument was acknowledged before me this _____ day of _____, 20____, by _____ Todd Sermersheim, Janalee Sermersheim _____, who represented that they are the _____ Trustee's of the _____ Janalee Sermersheim Trust dated February 23, 2008 _____ and have the authority to execute this instrument.

My Commission Number _____ Signed (a Notary Public Commissioned in Utah) _____

My Commission Expires _____
_____ Print name of Notary

Occupancy Restriction Notice

The City of Orem has an Ordinance which restricts the occupancy of buildings within this subdivision. Accordingly, it is unlawful to occupy any building located within this subdivision without first having obtained a Certificate of Occupancy issued by the City.

County Recorder

Plat " F "

Green Acres Estates

Including a vacation Lot 2 Green Acres Estates Plat "E"
& A portion of Lot 1 Green Acres Estates Plat "A" Revised

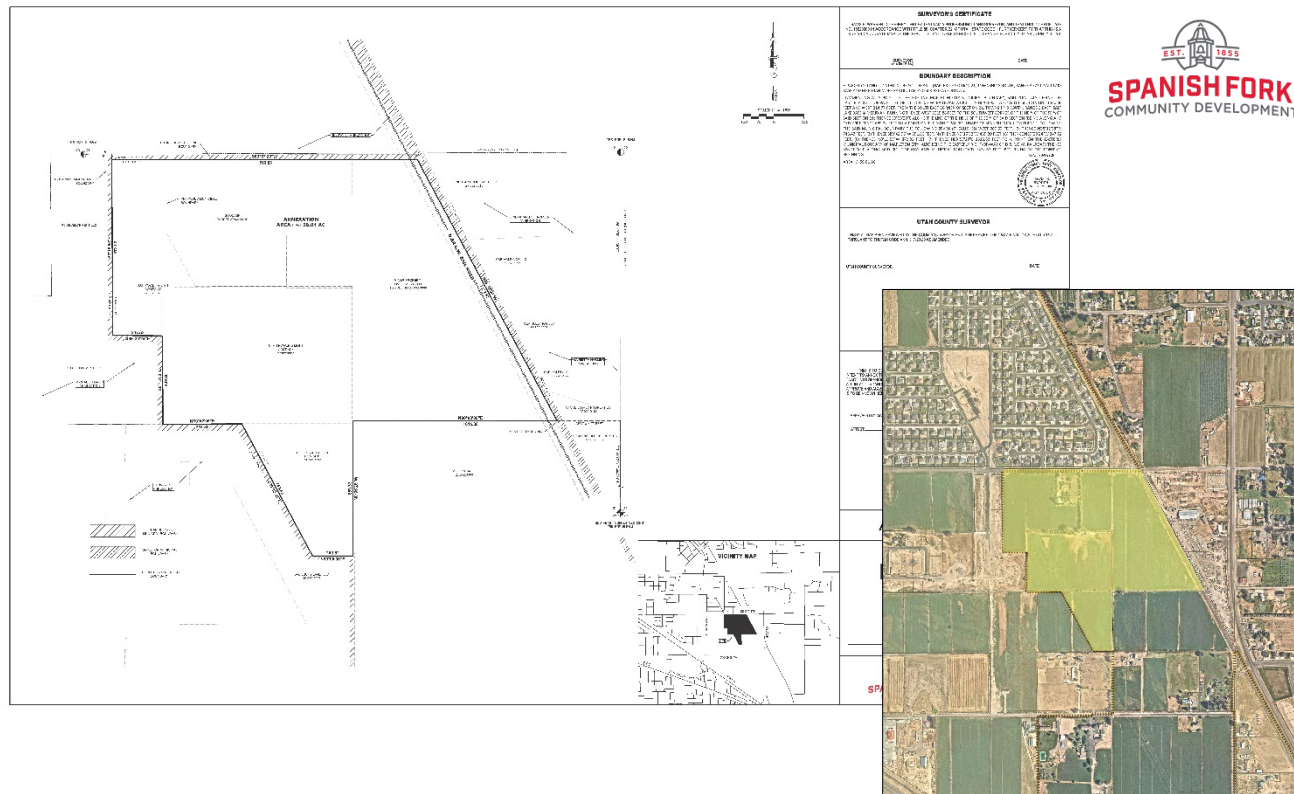
SPANISH FORK CITY, Subdivision UTAH COUNTY, UTAH
SCALE: 1" = 20 Feet

SURVEYOR'S SEAL NOTARY PUBLIC SEAL CITY-COUNTY ENGINEER SEAL CLERK-RECORDER SEAL

[illegible][illegible]

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Miner-Goodwin Annexation Approval Request

June 21, 2023, Development Review Committee meeting.

Located at approximately 3100 East 100 South, including 59.01 acres.

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

The applicant has requested that this property be annexed into the City.

Key Issues

1. Zoning.
2. Utilities.
3. Access.

Recommendation

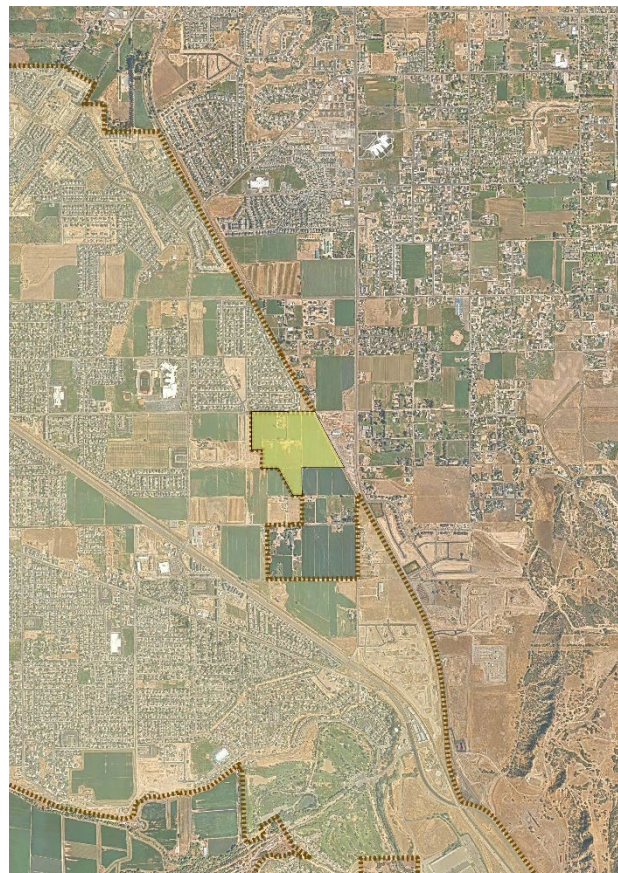
That the proposed Annexation be recommended for approval with Rural Residential zoning based on the following findings:

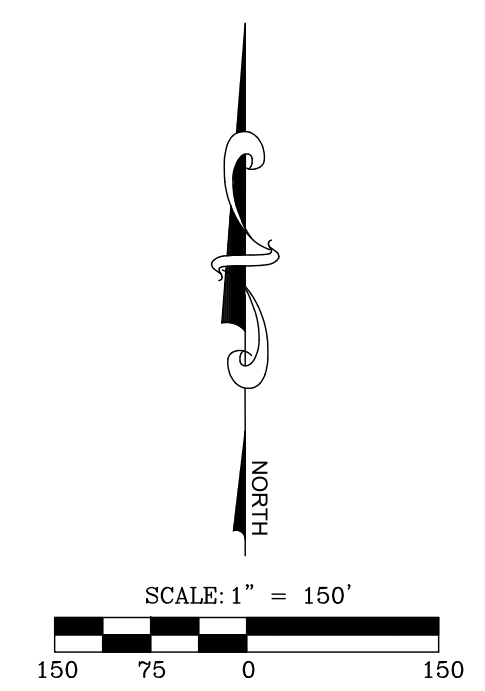
Findings

1. That the subject property is located within the City's Annexation Policy Boundary
2. That the subject property is located within the City's Growth Management Boundary.
3. That the General Plan Land Use Designation is Estate Density Residential.
4. That the proposed Rural Residential Zone is appropriate for the subject properties.

Exhibits

1. Annexation Plat.





I, TRAVIS R. WARREN, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 16520300 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF UTAH STATE CODE. I FURTHER CERTIFY THAT THIS IS A TRUE AND ACCURATE MAP OF THE TRACT OF LAND TO BE ANNEXED INTO SPANISH FORK CITY, UTAH COUNTY, UTAH.

SURVEYOR
(See Seal Below)

DATE _____

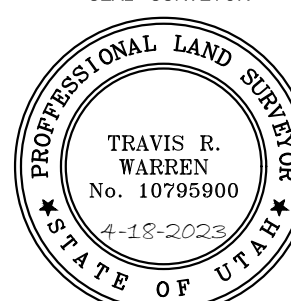
A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE COUNTY, UTAH, BEING THE SAME AS SHOWN ON THE PLAT OF THE SALT LAKE COUNTY RECORDS, BOOK 1, PAGE 1, BASE AND MERIDIAN MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE EXISTING MAPLETON CITY MUNICIPAL BOUNDARY, SAID POINT ALSO BEING THE EASTERLY RIGHT-OF-WAY LINE OF THE D & R.G.W. RAILROAD WHICH LIES N03°00'00"E ALONG THE SECTION LINE 1320.00 FEET AND WEST 314.77 FEET, FROM THE SOUTHEAST CORNER OF SECTION 21, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALINE COUNTY, ILLINOIS, THENCE ALONG THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 21; THENCE S00°28'28"E ALONG THE LINE OF THE NE 1/4 OF THE SE 1/4 OF SAID SECTION (BEING ALSO AND OLD RIDE FENCE 669.32 FEET TO A POINT ON THE MUNICIPAL BOUNDARY OF SPANISH FORK CITY, THENCE FOLLOWING THE SAID MUNICIPAL BOUNDARY THE FOLLOWING SEVEN (7) CALLS: (1) WEST 200.24 FEET, (2) THENCE N28°12'38"W 743.43 FEET, (3) THENCE S89°40'25"W 391.86 FEET, (4) THENCE N04°15'30"E 439.20 FEET, (5) THENCE N88°29'24"W 247.52 FEET, (6) THENCE N01°53'59"W 87.02 FEET, (7) THENCE N88°57'29"W 1516.83 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF MAPLETON CITY, THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE N03°00'00"E ALONG THE SECTION 1000'00" E LINE OF SAID RIGHT-OF-WAY AND MUNICIPAL BOUNDARY 1472.67 FEET, RETURNING TO THE POINT OF BEGINNING.

SEAL: SURVEYOR

AREA +/- 59.01 AC

SEAL - SURVEYOR



THIS PLAT HAS BEEN REVIEWED BY THE COUNTY SURVEYOR AND IS HERBY CERTIFIED AS A FINAL LOCAL ENTITY PLAT
PURSUANT TO THUTAH CODE ANN. 817-23-20 AS AMENDED

UTAH COUNTY SURVEYOR

DATE _____

SEAL - COUNTY SURVEYOR

THIS IS TO CERTIFY THAT WE THE UNDERSIGNED SPANISH FORK CITY COUNCIL HAVE ADOPTED A PETITION 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 HERWITHIN ALL IN ACCORDANCE WITH UTAH CODE SECTION 10-2418 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 "EATON ANNEXATION"

APPROVED BY MAYOR

ATTEST

CLERK-RECORDER
(See Seal Below)

DATE _____

FOR COUNTY RECORDER / SURVEYOR INFORMATION

SEAL - CITY RECORDER

MINER-GOODWIN ANNEXATION

SPANISH FORK

UTAH COUNTY, UTAH

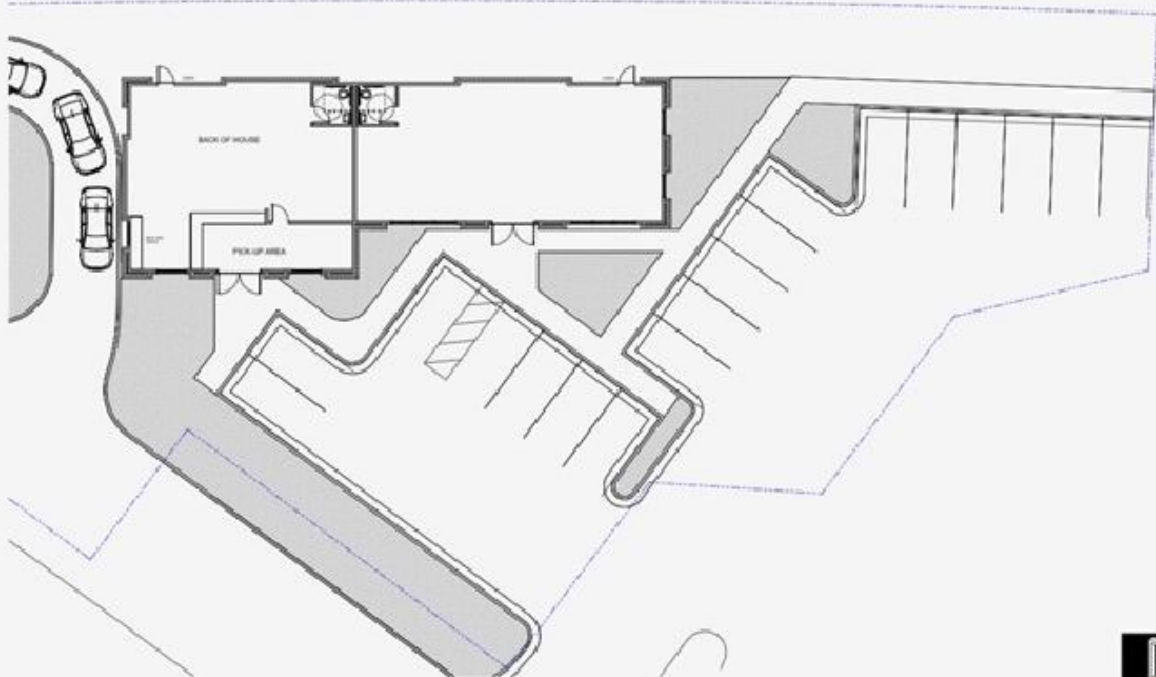
SCALE: 1" = 150'

COUNTY RECORDER INFORMATION





CLOWARD CRUMBL & OFFICE SPACE
schematic design | 2023.04.10





(24"x36")
SCALE 1" = 20'
(11"x17")
SCALE 1" = 40'

MCKELL PROPERTY



Z:\2023\23-021 CRUMBLE\CADD\CONCEPT\CRUMBLE4.DWG

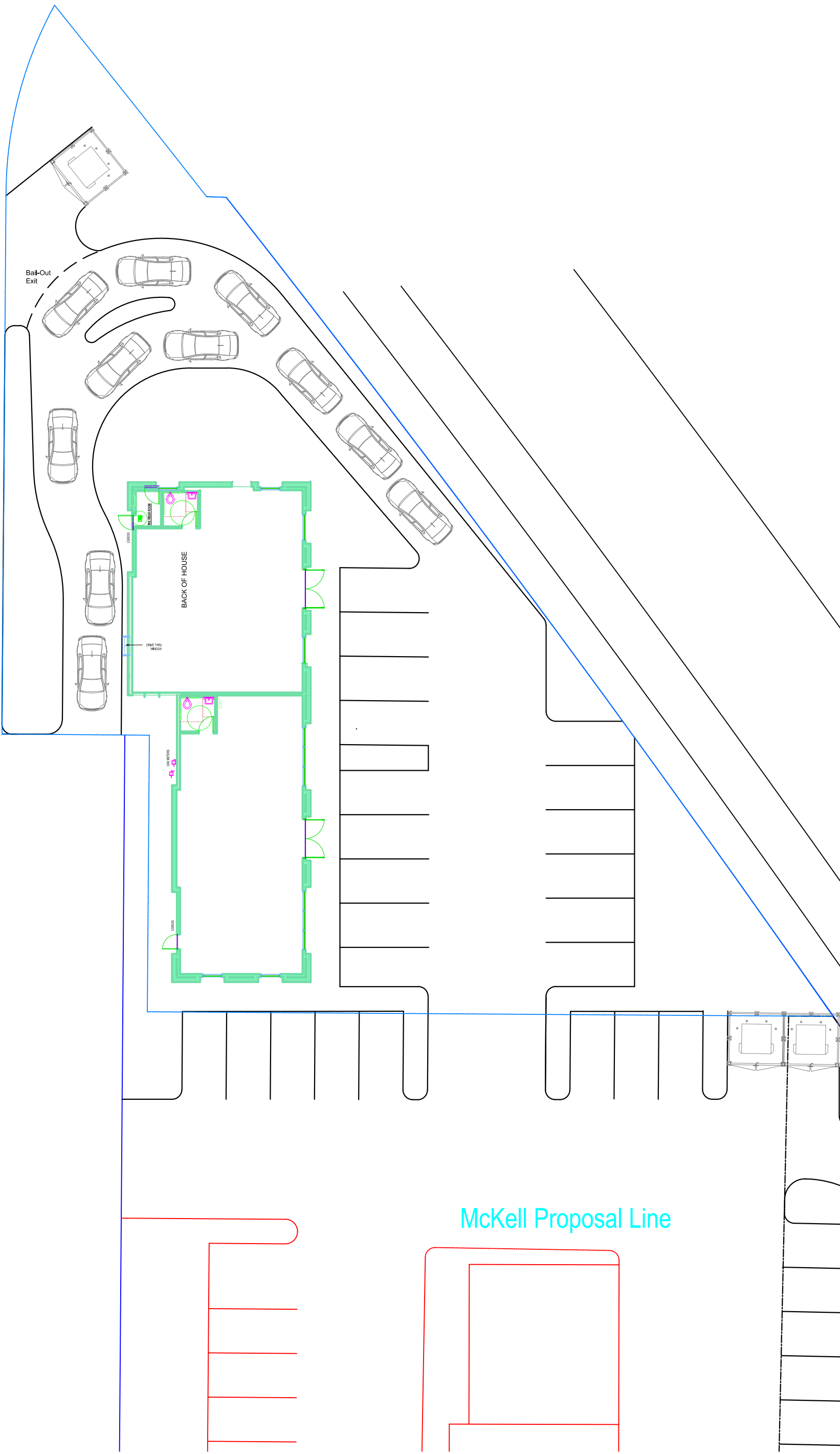
CONCEPTUAL PLAN

SPANISH FORK, UTAH

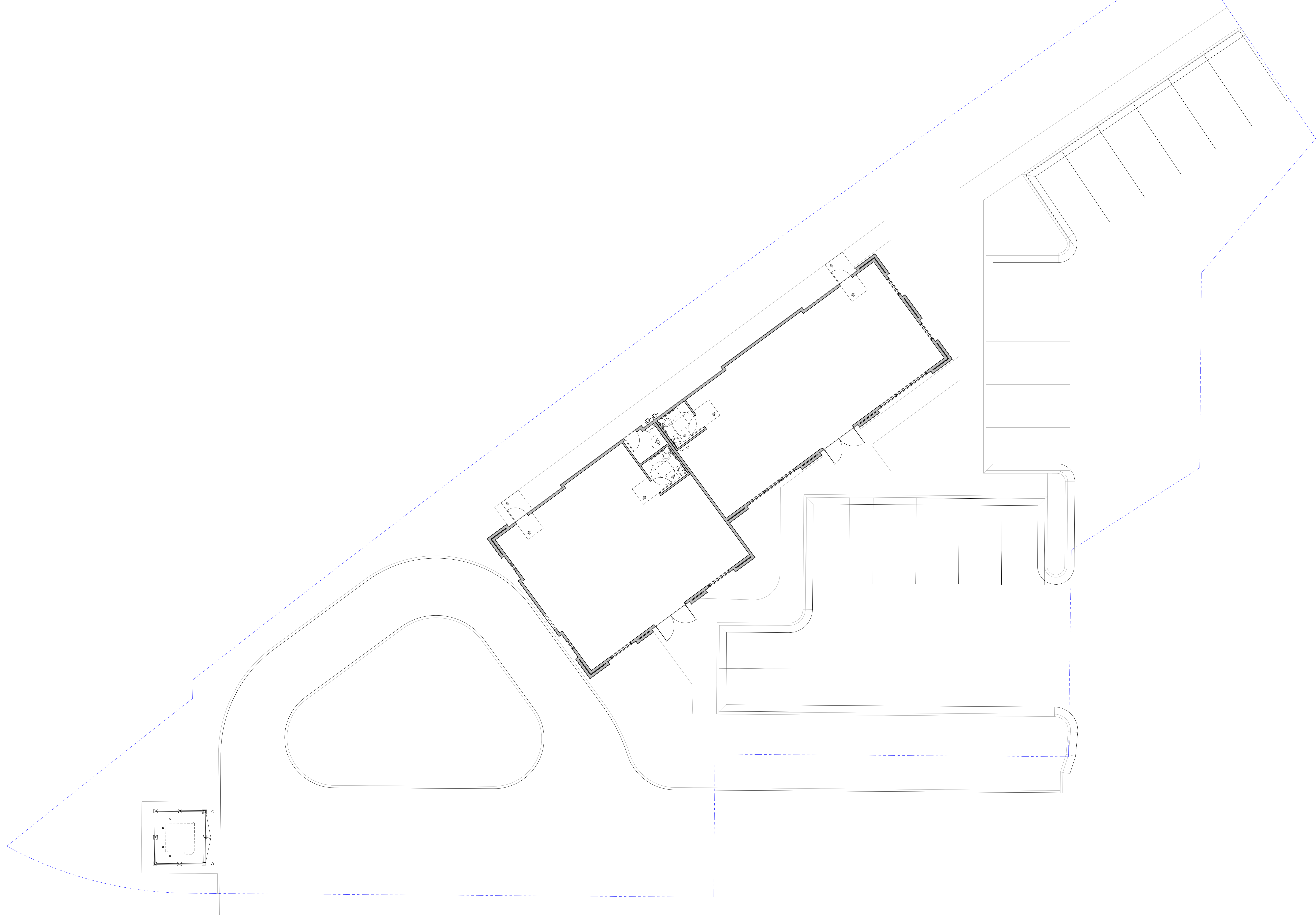
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SHEET NO.

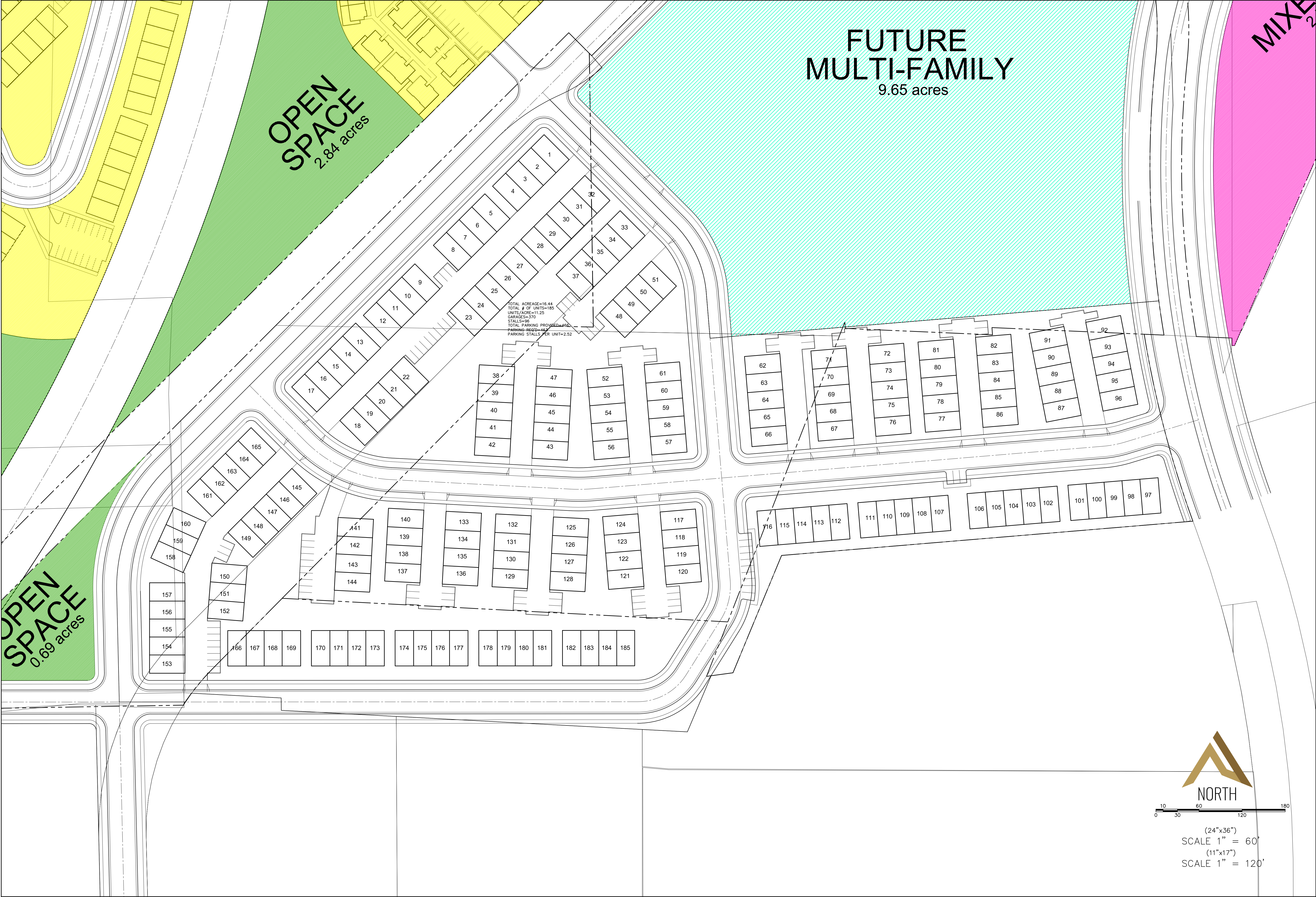
1



McKell Proposal Line







SPANISH FORK ELEVATE

ATLAS ENGINEERING
CIVIL · STRUCTURAL · SURVEY

PHONE: 801-655-1665
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660

CONCEPTUAL PLAN
OPTION 3

SPANISH FORK, UTAH

SHEET NO.

2

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