Wednesday, July 30, 2025
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 City Council Chambers at Library Hall, 80 South Main Street, Second Floor, Spanish Fork, Utah, commencing at 10:30 a.m. This meeting is not available to attend virtually.

1. Approval of Minutes

A. July 2, 2025.

B. July 16, 2025.

2. Site Plan

A. CANYON CREEK BUSINESS PARK PHASE 3. This proposal involves the development of two industrial lots located at 1997 North Canyon Creek Parkway.

3. Discussion

A. BONNER TO ARGYLE RECONDUCTOR. This discussion involves the P&L Division is upgrading the poles and wire on Center Street from 300 W to 1100 East

4. Adjourn

Draft Minutes

Spanish Fork City Development Review Committee
80 South Main Street
Spanish Fork, Utah
July 2, 2025

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

Citizens Present: Nate Reiner, Taylor Smith, Brent Money.

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

SITE PLAN

SPANISH SPRINGS LOTS 5 & 6

Dave Anderson began by noting that this will be the final building within the development.

Byron Haslam stated that the applicant will provide deposits with this stage of the project. He explained there had been questions regarding prior bonding, with records unable to be located, and confirmed that the applicant will now be responsible for paying all deposits.

Dave Anderson sought clarification, confirming that no deposits have been paid to date as payment records could not be verified by either party.

Marcie Clark from Engineering noted that changes to the original phasing plan may have impacted the payment process.

The discussion turned to whether the existing agreement would need to be amended. Vaughn Pickell, City Attorney, confirmed that the agreement should be updated to reflect these changes.

Nate Reiner approached the podium and inquired whether any payments had been made by Colmena. The Engineering team confirmed that no deposits have been paid to date, and under the terms of the development agreement, deposits were to have been paid with the third phase.

The conversation continued regarding the outstanding deposits. Nate Reiner indicated he was unaware the deposits had not been paid and stated he would coordinate with the owners. He noted his understanding was that half of the deposits should have been paid by this phase, with an additional 25% due at the next phase, and the remaining balance to be paid upon development of the commercial corner.

Dave Anderson expressed discomfort with the proposed payment amount, stating that it should be higher given that no deposits have been paid to date for this phase. He agreed that the development agreement should be amended accordingly.

Byron Haslam asked if outreach to Colmena would be appropriate, and Mr. Anderson confirmed, indicating his interest in participating in that discussion.

Seth Perrins suggested continuing the item to the following week to allow further discussion on amending the agreement.

Brandon Snyder proposed adding a fourth condition to address this matter specifically.

Vaughn Pickell agreed with this approach, and Seth Perrins and other staff members expressed support for moving the item forward with the inclusion of this additional condition.

Dave Anderson **moved** to approve the proposed Spanish Springs Lots 5 & 6 Site Plan based on the following finding and subject to the following conditions:

Finding:

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

Conditions:

1. That the Applicant meets the City's Development and Construction standards, Zoning requirements and other applicable City Ordinances.
2. That all remaining red-lines are addressed by the Applicant prior to a Building Permit being issued.

3. That the subdivision plat be recorded prior to the issuance of a Building Permit.
4. That the applicant either adhere to the existing escrow agreement or agree to a modified escrow agreement prior to the issuance of a Building Permit.

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

WALMART ONLINE PICKUP EXPANSION

Ian Bunker presented the item, explaining it is associated with a proposed Zone Change to accommodate an expansion of the online pickup area at the Walmart center. He shared the applicant's proposed Site Plan and noted concerns regarding the parking layout. Mr. Bunker explained that standard parking stalls and online pickup stalls differ in size, meaning the parking count does not align on a 1:1 basis.

Currently, the site has 13 pickup stalls, and the proposal would add additional pickup stalls, bringing the total to 39. To facilitate this expansion, several cart corrals will be removed to create additional parking. Mr. Bunker noted that with the building expansion, 638 parking spaces would be required. However, under the proposed redesign, 633 spaces would be provided, which falls below the requirement. He stated that he counted 622 existing stalls on-site, while the applicant reported 631 stalls.

Vaughn Pickell inquired whether additional stalls located behind the building were included in the count. Dave Anderson clarified that those stalls are not counted toward the required parking.

Taylor Smith asked if the count included the cart corrals, and it was clarified that these are not counted as parking stalls. Mr. Smith noted that practices vary between cities regarding whether to include these in the parking count.

Dave Anderson stated he views the proposed expansion positively; however, the current Site Plan does not meet the City's parking requirement. He clarified that the applicant is seeking to utilize the City's Development Enhancement Overlay, which would allow a reduction in the required parking count. He also noted the proposed design does not currently meet the City's landscaping requirements. Despite these concerns, Mr. Anderson stated that the parking deficiency is minimal and expressed his support for moving the project forward.

Cory Pierce stated that he is also comfortable with the project advancing and provided brief comments regarding utility considerations.

Jake Theurer discussed the need for power relocation plans to be submitted for review, noting that no response has been received to date. Mr. Smith apologized for the oversight, indicating he believed the redlines had been addressed, and stated that updated plans would be submitted for staff review.

Kevin Taylor clarified that while plans have been received, they do not align with those previously provided to the applicant, and revisions are needed to ensure consistency.

Seth Perrins highlighted the benefits of the expansion, noting it will create a more efficient shopping experience for residents using the online pickup service and may positively impact traffic in the area. He suggested it may be appropriate for the City to review its parking requirements for large shopping centers such as this.

Dave Anderson agreed with this recommendation and noted his continued concerns regarding overall parking within the Canyon Creek shopping area. Mr. Perrins agreed with these concerns, and Mr. Anderson emphasized the need for the City to review its requirements.

Dave Anderson **moved** to approve the proposed Walmart Online Pickup Expansion Site Plan based on the following finding and subject to the following 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 and other applicable City ordinances.
2. That any remaining redlines are addressed prior to a Building Permit being issued.
3. That the City Council approve the Development Enhancement Overlay Zone Change.

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

<u>ZONE CHANGE</u>

WALMART DEVELOPMENT ENHANCEMENT OVERLAY

Cory Pierce asked staff whether any further discussion was needed.

Dave Anderson clarified that approval of the Site Plan application is contingent upon the City Council's approval of the Development Enhancement Overlay.

Dave Anderson **moved** to recommend the approval of the proposed Walmart Development Enhancement Overlay Zone Change to City Council based on the following findings:

Findings:

1. That the proposal conforms to the City's General Plan Designation of Commercial.
2. That the proposal provides a service that is being utilized by residents and there is a need to expand said service.
3. That the necessary findings have been met for the Development Enhancement Overlay to be approved.

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

ANNEXATION ACCEPTANCE

BRENT MONEY ANNEXATION

Ian Bunker presented the proposed annexation, noting that the parcel is 221 acres in size and currently lies outside of the City's Growth Management Boundary and Annexation Policy Plan. He explained that annexing this property would require an amendment to both documents. Mr. Bunker also noted that the parcel is currently included within Springville City's Annexation Policy Plan. He referenced the nearby Stockman Flats development, noting its potential impact on the property due to its location along the path of that development. He stated that the annexation would proceed by petition and that today's action would be to recommend the proposal to the City Council for further study. Staff is recommending acceptance for further study based on the findings outlined in the staff report.

Cory Pierce acknowledged the practical considerations of the proposal and noted the utility challenges associated with Dry Creek in the area.

Brent Money, the property owner, approached the podium and explained that the land has been held by his family for generations. He stated that the rapid development of the adjacent Stockman Flats project will impact his property, prompting his request to annex into Spanish Fork. Mr. Money shared that while he was not initially opposed to being included within Springville City, Springville does not currently have a Master Plan for the area. Although he previously discussed annexation with Springville, no proposals were advanced at that time. Mr. Money stated that he is seeking to maximize the value of his property, as any property owner would. He noted that he attempted to annex with the Stockman Flats development, but it did not materialize. A feasibility study conducted by Stockman Flats to extend utilities from Springville yielded a cost estimate that exceeded the property's value. Mr. Money requested the Committee's consideration in annexing his property into Spanish Fork, while clarifying that he has no immediate plans for development. He expressed appreciation to the Committee for their consideration.

Seth Perrins inquired about the annexation process for the property, and discussion followed regarding whether Springville would consent to the proposed annexation. Mr. Perrins noted that he has had preliminary discussions with Springville on the matter.

Mr. Money expressed his belief that Springville will likely object to the annexation.

Vaughn Pickell clarified that if Springville does object, it would need to file a written protest with the Utah County Boundary Commission.

Seth Perrins stated he is comfortable moving the item forward and expressed hope that Springville would take the property owner's wishes into consideration.

Dave Anderson stated that he would like to see a few concerns further explored but ultimately welcomed Mr. Money's interest in joining Spanish Fork City. He agreed that the property is in the path of development and identified three key steps that should occur as part of the annexation process. First, the annexation itself should be approved, and as a prerequisite, the City will need to amend its annexation policy boundary; he noted that these processes can run concurrently. Second, once the property is annexed into Spanish Fork, the City will likely want to see it included within a larger redevelopment area. Third, the City would like to work with the property owner to determine how much of the land is truly developable. Mr. Anderson suggested conducting wetland studies to identify wetlands on the property and explore potential mitigation strategies, noting that similar studies conducted for the Stockman Flats development proved beneficial in supporting appropriate land development.

Dave Anderson **moved** to recommend that the proposed Annexation be accepted for further study by the City Council based on the following findings:

Findings:

1. That annexing this property would eliminate a peninsula of unincorporated Utah County.
2. That staff believes that this area can be serviced by Spanish Fork City utilities.
3. That the subject property appears to be in the path of development.

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

<u>TITLE 15 AMENDMENTS</u>

AMENDMENTS TO MODIFY LAND USE REGULATIONS

Dave Anderson stated that just over a year ago, the City adopted an overlay within Title 15 for a large utility facility; however, he is now recommending that this overlay be removed from the code.

Vaughn Pickell expressed his agreement with this recommendation.

Seth Perrins inquired about the process for these types of developments if the overlay were to be removed. He asked how the City typically engages with these developments in the absence of the overlay. It was explained that while state statute requires developers to meet with City staff and hold an open house to discuss the proposed development, they are not required to obtain City approvals. Mr. Perrins noted that under typical circumstances, the City would require a Site Plan application for approval, but that requirement does not apply to these types of facilities, and he sought clarification on how the City should interact in these scenarios.

Vaughn Pickell clarified that due to a lack of regulatory authority, the City cannot impose regulations on these developments.

Cory Pierce asked whether City staff should participate in the developer's open house meetings.

Mr. Perrins agreed that this is an important consideration and noted that it would need to be discussed further with both the Planning Commission and City Council. He emphasized the need for the City to clearly understand its role in these developments, even if that role is limited.

Dave Anderson explained that when the zoning district was originally created, the intent was to allow the City to have a role in the development process. However, it has become clear through new information that the City does not have authority in these situations. He noted that the City does not issue Building Permits or conduct inspections for these facilities, as such processes are not required.

Mr. Perrins stated that additional context will need to be provided to the Planning Commission and City Council on this matter. He suggested that staff work with the consultant retained by Rocky Mountain Power to draft clear, concise language for presentation to the Council and Commission. Mr. Perrins noted that the consultant may offer valuable insight into the City's role in these developments and could assist in effectively framing the discussion for decision-makers.

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

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

DISCUSSION

30% PLANS - 2040 EAST 400 NORTH ROUNDABOUT

Dillon Muirbrook approached the podium to present the proposed changes, explaining that the plans are currently at the 30% design stage, as outlined in the engineering design policy, with plans brought forward again at 90% completion. He noted that this is a UDOT cooperative project that is progressing quickly, with UDOT providing partial funding while the City is responsible for the design and construction.

Mr. Muirbrook presented the project plans and discussed the updates made as the project has advanced. He provided a brief overview of the land acquisition process, explaining that a consultant was sent to meet with the four property owners involved, all of whom responded positively to the proposed acquisition. With the 30% design phase now complete, the next step will be to finalize acquisition documents and proceed with obtaining the necessary property. He clarified that land will be acquired from all four corners of the intersection where it encroaches into the right-of-way, but noted that the acquisitions are minimal in size.

Seth Perrins asked why roads leading into roundabouts are not aligned in a straight line, to which Mr. Muirbrook explained that the horizontal deflection in the design helps facilitate traffic calming, requiring adjustments to ensure vehicles enter the roundabout at the appropriate angle. Discussion followed regarding the size of the proposed roundabout, with clarification that it will be similar in size to the roundabout on 300 East.

Mr. Perrins sought confirmation that Engineering staff had communicated with property owners and that they were supportive of the acquisition. Mr. Muirbrook confirmed that while no formal offers have been made, communication has occurred and the property owners have responded positively to the proposed acquisition.

Mr. Muirbrook also addressed concerns regarding the irrigation ditch running east-west through the area, stating that it is already piped beneath the road and should not present any challenges to construction, although this will be verified before work begins.

Staff discussed current and future traffic volumes for the area, with the City anticipating no significant increases in traffic that would impact the roadway's capacity. Landscaping was briefly discussed, with the understanding that detailed landscaping plans will be developed during the 90% design phase and will likely follow the design used for the 400 North roundabout.

Dave Anderson emphasized the importance of maintaining consistent landscaping across roundabouts within the City and encouraged staff to work closely with the City Landscape Architect to ensure design consistency.

Vaughn Pickell inquired about the safety comparison between a lighted intersection and a roundabout. Mr. Muirbrook noted that roundabouts significantly improve safety, reducing fatal accidents by over 90%. He also mentioned that upon completion of the roundabout, UDOT will conduct a context-sensitive speed limit study to determine the appropriate speed limit for the area.

Seth Perrins moved to adjourn the meeting at 11:15 a.m.

Adopted:

Kasey Woodard
Community Development Division
Secretary

Draft Minutes
Spanish Fork City Development Review Committee
80 South Main Street
Spanish Fork, Utah
July 16, 2025

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

Citizens Present: Guil Rand, Mark Von Wupperfield, Chad Van Ausdale, Gavin West, Yan-Ho Ng, Stephen Isaason.

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

<u>MINUTES</u>

June 11, 2025

June 18, 2025

June 25, 2025

Jake Theurer moved to approve the minutes of June 11, June 18 and June 25, 2025.

Seth Perrins seconded and the motion passed all in favor.

<u>ZONE CHANGE</u>

MABEY OFFICE BUILDING DEVELOPMENT ENHANCEMENT OVERLAY

David Mann began his presentation by providing the location of the proposal and stated that the property is currently zoned C-2 General Commercial. He described the adjacent building and parking. He explained that there are development challenges regarding the required wall on the boundary line to the south, noting that the code requires a ten-foot buffering wall to separate the commercial use from the existing residential use with trees planted every thirty feet. He stated that with this requirement, there is not enough buildable space, and the site would need to be redesigned with a reduced building size to accommodate the requirement. He mentioned that the property to the west was approved with a Development Enhancement Overlay with a reduced buffer and that the applicant is seeking a similar approval. He noted there are some remaining redlines regarding the parkstrip and storm water utilities that need to be addressed, as well as a cross-access easement that would connect with the property to the west. He stated that staff is recommending approval based on the findings and conditions listed in the staff report.

Seth Perrins asked Mr. Mann specifically what enhancements are being proposed with this application, and it was stated that there will be a one-foot difference from the wall, with the applicant seeking to match what was done with the property to the west.

Brandon Snyder provided a brief overview of the enhancements on the property to the west, including a six-foot wall and landscaping with trees, and noted that this overlay was approved by the City Council in March 2025. He then outlined the city requirements, including landscaping requirements and the six-foot solid masonry wall.

Mr. Perrins expressed concern that there is no real enhancement with the current proposal and feels that the community is receiving less value with the design reduction. He stated that the building should be reduced in size rather than reducing the site design requirements and noted that developers should meet the intent of the code by providing value to the community if utilizing it. He expressed to the applicant that he does not feel favorable about the proposed design.

Josh Wagstaff addressed storm drain runoff concerns, stating that the current runoff is directed toward the property to the west. He explained that they have verified with the engineer on the project that the current design does not have capacity for the storm drain requirements. He noted that engineering has an outstanding redline comment requiring the development to manage its own storm water, with the option to tie into a new line being installed in South Lane or connect to the development to the north. As of the current date, no storm drain plan has been provided.

Cory Pierce inquired whether the development would be able to tie into the credit union development, and Mr. Wagstaff stated that if the credit union is developed first, the project could tie into that storm drain system.

Jake Theurer directed the applicant to show the electrical plans on the Site Plan per Kevin Taylor's drawing and noted that the current plans incorrectly show power coming from South Lane.

Jered Johnson inquired whether the site would share parking, and it was stated that while access would be provided by the easement, the site has sufficient on-site parking. Seth Perrins asked whether the use is small enough that seven parking stalls would adequately meet the business' parking needs.

Cory Pierce stated that the storm drain concerns are significant and should be addressed as soon as possible.

Mr. Perrins stated that if a motion were to be made that day, he would move that the item not be approved until these concerns are addressed.

Staff agreed with this position, and it was decided that the item would be continued until the storm drain concerns are addressed.

Seth Perrins moved to continue the proposed Mabey Office Building Development Enhancement Overlay Zone Change to allow the applicant to work on the storm drain issues and to either better identify enhancements that may qualify this project for the Development Enhancement Overlay or conform to city standards.

Dave Anderson seconded and the motion passed all in favor.

Mr. Anderson and Mr. Perrins discussed the enhancements expected from the applicant as part of this proposal. They noted that the proposed use of the building is currently unknown and raised the question of why the building size is not being reduced to better comply with landscaping and site enhancement requirements. It was discussed that if the applicant does not wish to reduce the building size, additional site enhancements will need to be provided to meet the intent of the overlay. Higher quality of landscaping was discussed that included quantity of plants, and frequency of planting trees in the parkstrips. It was noted that the existing site is currently under landscaped.

SITE PLAN

MABEY OFFICE BUILDING

Brandon Snyder referenced the right-of-way dedication plat included in the plans and inquired whether the timing of this dedication should be specifically addressed. He asked if a condition of approval should require the dedication to be completed prior to the issuance of any building permits or certificates of occupancy.

Cory Pierce expressed that the dedication should be completed prior to the issuance of any permits or before a pre-construction meeting can be scheduled.

Seth Perrins referenced the wall noted in the staff report and identified a discrepancy regarding its height, stating that the slide presentation indicates a seven-foot wall while the staff report references a six-foot wall. He emphasized the need for consistency between all reports and materials.

David Mann acknowledged the oversight and noted that he was aware of the discrepancy, clarifying that the final plans specify a six-foot wall. Mr. Perrins reiterated the importance of maintaining consistency and clarity in reports to avoid confusion and ensure city staff are not placed in a difficult position.

Brandon Snyder added that if consistency is being sought, the applicant should consider matching the type of fencing being installed with the neighboring L&S development.

Dave Anderson moved to continue the proposed Mabey Office Building Site Plan until staff is ready to review the Development Enhancement Overlay as well.

Seth Perrins seconded and the motion passed all in favor.

L&S COMMERCIAL

Jered Johnson disclosed that one of the project owners is his cousin. Staff thanked him for providing this information.

Brandon Snyder presented the proposed project, noting its prior history. He recalled that in March 2024, the City Council approved the Development Enhancement Overlay with direction that the applicant follow the conceptual plans, which included enhanced landscaping and a reduced setback to buffer an existing residential home. Since then, the residential home to the north was removed for the development of the Pacific Horizon Credit Union, eliminating the need for that specific buffer.

He described the parking that is located to the south, which shares an existing access with the reception center property, connecting to South Lane and Main Street. He reviewed the proposed landscaping and the six-foot pre-cast concrete wall planned along the Hank's residence to meet City construction standards, noting that there are no current proposals to match the fencing of the development to the north. He stated that staff recommends approval as the current Site Plan is consistent with the previously approved conceptual plan.

Staff discussed the Site Plan and buffering distances and noted changes in the use of the eastern property.

Dave Anderson stated that this project has been under discussion for some time and expressed that it will add value to the area by cleaning up and improving the site. He spoke positively about the businesses planned for the building.

Guil Rand, representing the development, agreed and stated the project will greatly benefit the South Main area. He noted they worked to carry over architectural styles and materials from the L&S project to the Mabey project for consistency. He also discussed potential driveway alignment issues, expressing a preference to maintain the shared drive approach.

Mr. Anderson suggested that the applicant provide additional landscaping details.

Seth Perrins requested clarification regarding cross-access between the properties, confirming that cross-access exists, but not cross-parking. Staff verified that a legal description for the cross-access is proposed, though it is unclear if it has been recorded with the county.

Brandon Snyder explained that utilities will run through the property under cross-access agreements, and this is included as a condition of approval. He noted that recording this agreement will be required before building permits are issued and recommended that this condition also apply to the Mabey project. Mr. Perrins agreed and noted that providing this access will enhance the project and the area.

Jered Johnson noted that for the River Bridge project, a cross-access was recorded to provide access to UDOT.

Dave Anderson moved to approve the proposed L&S Commercial Site Plan 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.
3. That the applicant records the necessary easements prior to a building permit being issued.

Jake Theurer seconded and the motion passed all in favor.

CANYON CREEK BUSINESS PARK PHASE 3

The applicant has requested that this item be continued until July 30 when they are able to be present for the meeting.

Dave Anderson moved to continue the proposed Canyon Creek Business Park Phase 3 Site Plan until July 30th.

Seth Perrins seconded and the motion passed all in favor.

BBRE LLC BUILDING (Schreiver Property)

Brandon Snyder presented the item, noting that the existing residence is zoned Commercial. The applicant is seeking to convert the property from a residential use to a commercial use. He explained that the proposed design will add eight additional parking spaces with a configuration similar to the property to the south, ensuring ADA compliance. Mr. Snyder stated that this proposal had been previously reviewed by the Development Review Committee as a concept, during which staff provided direction regarding acceptable parking configurations. He indicated that the current design aligns with that guidance.

Mr. Snyder noted that a few minor redlines regarding landscaping remain, but the applicant has resubmitted the landscaping plans for staff review. Staff recommends approval for the applicant to convert the residential structure to a commercial office building.

Cory Pierce inquired whether an easement had been recorded for the portion of the parking lot that crosses the property line. Mr. Snyder stated that he was not aware if it had been recorded as of this date.

Mark VonWupperfield stated that the easement had been provided to City staff and is in the process of being recorded.

In response to a question from Seth Perrins, Mr. Von Wupperfield clarified that the easement pertains to a shared parking stall and sidewalk area, and that they worked with City Surveyor Travis Warren to prepare the document.

Cory Pierce briefly discussed utilities, and the applicant confirmed that the water meter will be updated.

Dave Anderson shared that he had discussed the landscaping with project planner Ian Bunker, noting that due to the inclusion of the backyard, additional landscaping may not be necessary. However, Mr. Bunker expressed concerns about ensuring appropriate plant selection within the landscape design.

Mr. Von Wupperfield stated that the applicant wishes to retain access to the backyard, noting that a portion of the area is occasionally used for trailer parking.

Mr. Snyder emphasized that if the applicant intends to use a portion of the backyard for parking or storage, this use should be included on the Site Plan, including details on how a trailer would access the backyard. He noted that such access could potentially block the ADA parking space and should be addressed.

Mr. Von Wupperfield clarified that the intent is not for permanent parking but to retain the ability to access the backyard when needed. Mr. Snyder acknowledged the distinction between occasional access and permanent parking, emphasizing that the applicant's intent should be reflected in the Site Plan and noted that it was previously communicated that the backyard would remain largely unchanged.

Seth Perrins referenced an aerial image showing an RV gate and dirt pad on the side of the property.

Dave Anderson clarified city regulations, stating that trailer and RV storage is not permitted within this zoning district. He advised that if the applicant intends to use the backyard for such purposes, it should be explicitly identified on the Site Plan. He emphasized the importance of addressing any potential future use now to avoid compliance issues later.

Mr. Perrins agreed, stating that addressing these potential uses now would prevent future issues related to outdoor storage and clarified that the current Site Plan should reflect the intended use. He also noted potential concerns about backyard access if the ADA stall is occupied.

Mr. Perrins stated that he was comfortable with the improvements made to the front of the property but maintained concerns regarding the backyard. He expressed appreciation for the enhancements the applicant had made to the front of the property.

Mr. Von Wupperfield reiterated that there are no current plans to develop the backyard and that any future improvements would be addressed at a later time, with the applicant's primary concern being to retain access.

Mr. Perrins acknowledged this intent but clarified that the applicant is committing not to use the backyard for purposes beyond what has been discussed without submitting an updated Site Plan to the city.

The applicants confirmed that they understand any long-term use of the backyard, beyond occasional trailer storage, would require submitting a Site Plan for City review and approval.

Mr. Snyder asked if the proposed Site Plan would allow continued access to the backyard, and the applicants confirmed that it would.

Mr. Perrins concluded that he was comfortable with the proposed plan and stated that any future development of the backyard would be addressed with a new Site Plan submission.

Dave Anderson moved to approve the proposed BBRE LLC Building Site Plan based on the following finding and subject to the following conditions:

Finding:

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

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.

Seth Perrins seconded and the motion passed all in favor.

Seth Perrins moved to adjourn the meeting at 10:48 a.m.

Adopted:

Kasey Woodard
Community Development Division Secretary

DEVELOPMENT REVIEW COMMITTEE

JULY 16, 2025

Canyon Creek Business Park Phase 3
Site Plan
1997 North Canyon Creek Parkway
7.89 acres
I-1 Light Industrial
Business Park General Plan Designation

PROPOSAL

The Applicant applied for Site Plan approval to construct two industrial buildings on the subject properties. This proposal is a continuation of the Capitol Properties developments. The proposal will have accesses from Canyon Creek Parkway and Market Place Drive. The proposal includes construction of buildings on Lots 1 and 2 of the Canyon Creek Business Park Subdivision. The northwest corner of the site will be improved for outdoor storage.

The plans for this proposal include Phases 3 and 5. It is the Applicant's intention to have both phases reviewed and approved together, with construction of phase 3 beginning immediately, and phase 5 beginning within the one year allowed time frame. Phase 3 is the building located on the corner.

Some of the key issues to consider are: landscaping, masonry walls, gates, improvements, utilities and building elevations.

STAFF RECOMMENDATION

That the proposed Canyon Creek Business Park Phase 3 Site Plan be approved based on the following finding and subject to the following conditions:

Finding

1. That the proposal conforms to the City's 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. Site Plan
3. Landscape Plan
4. Building Elevations

EXHIBIT 1

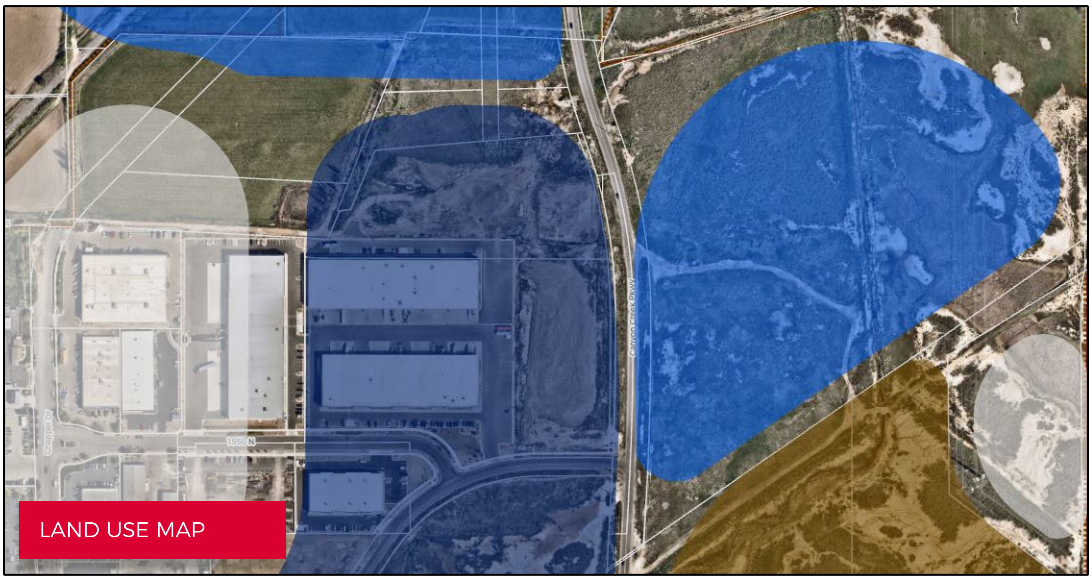
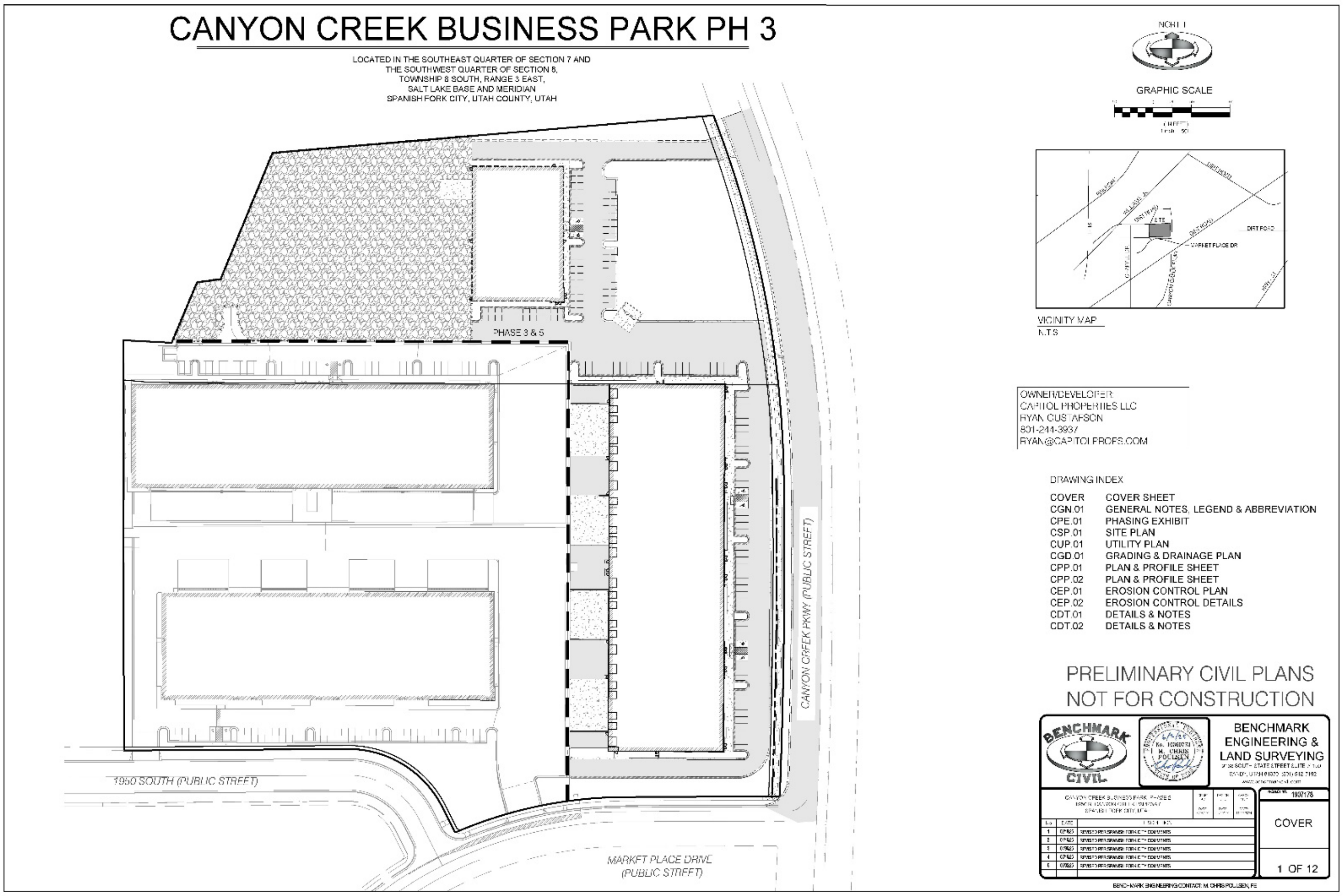
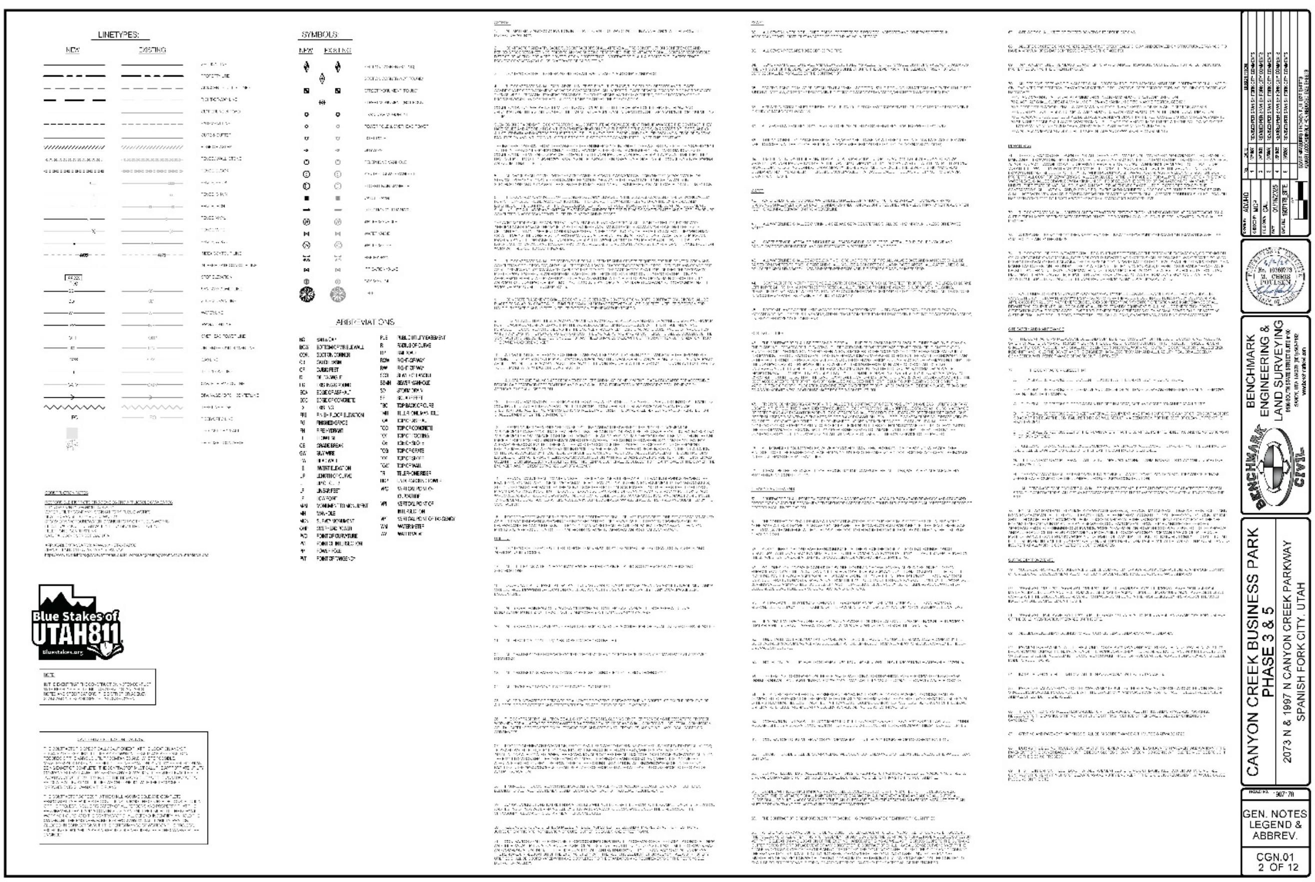


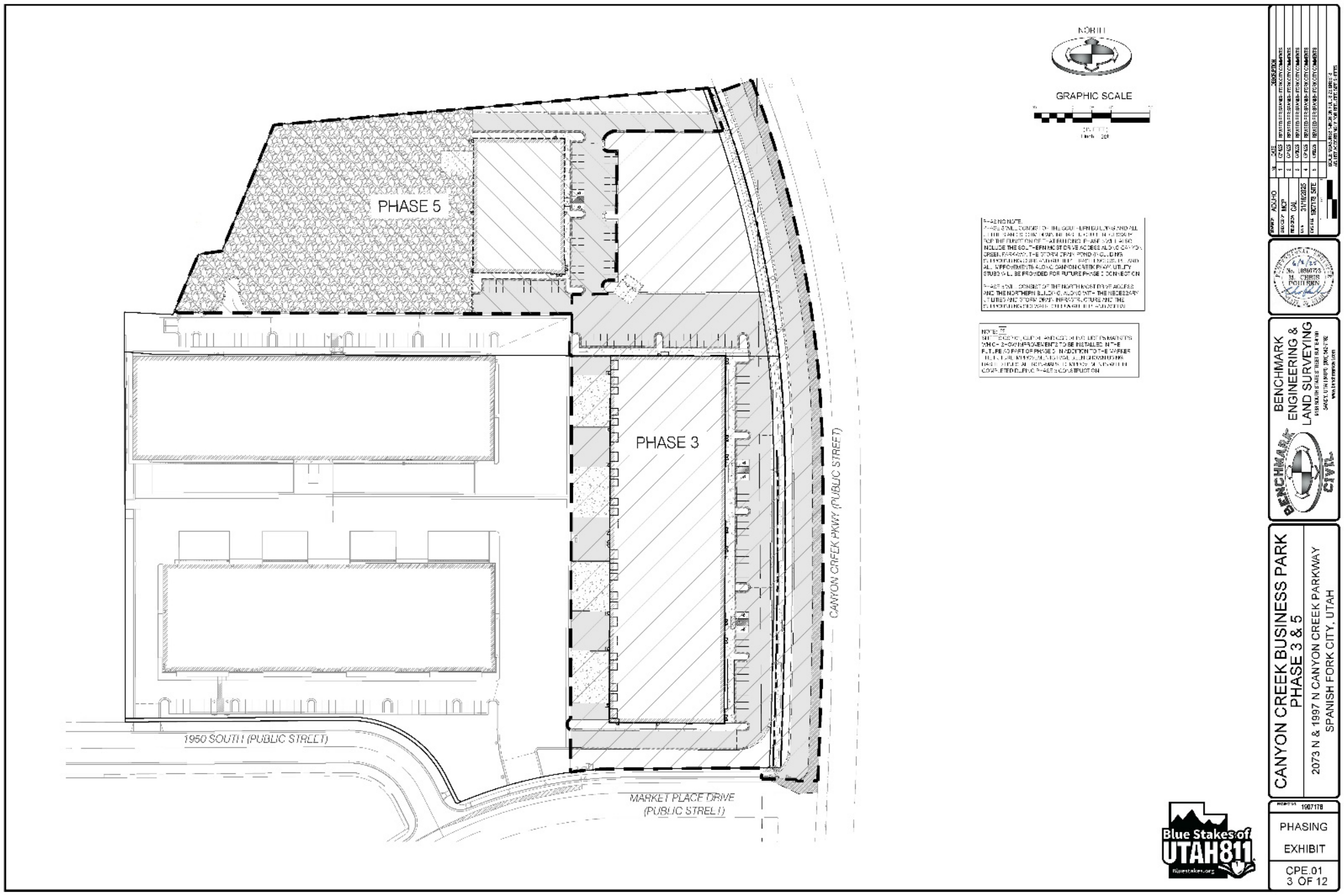
EXHIBIT 2

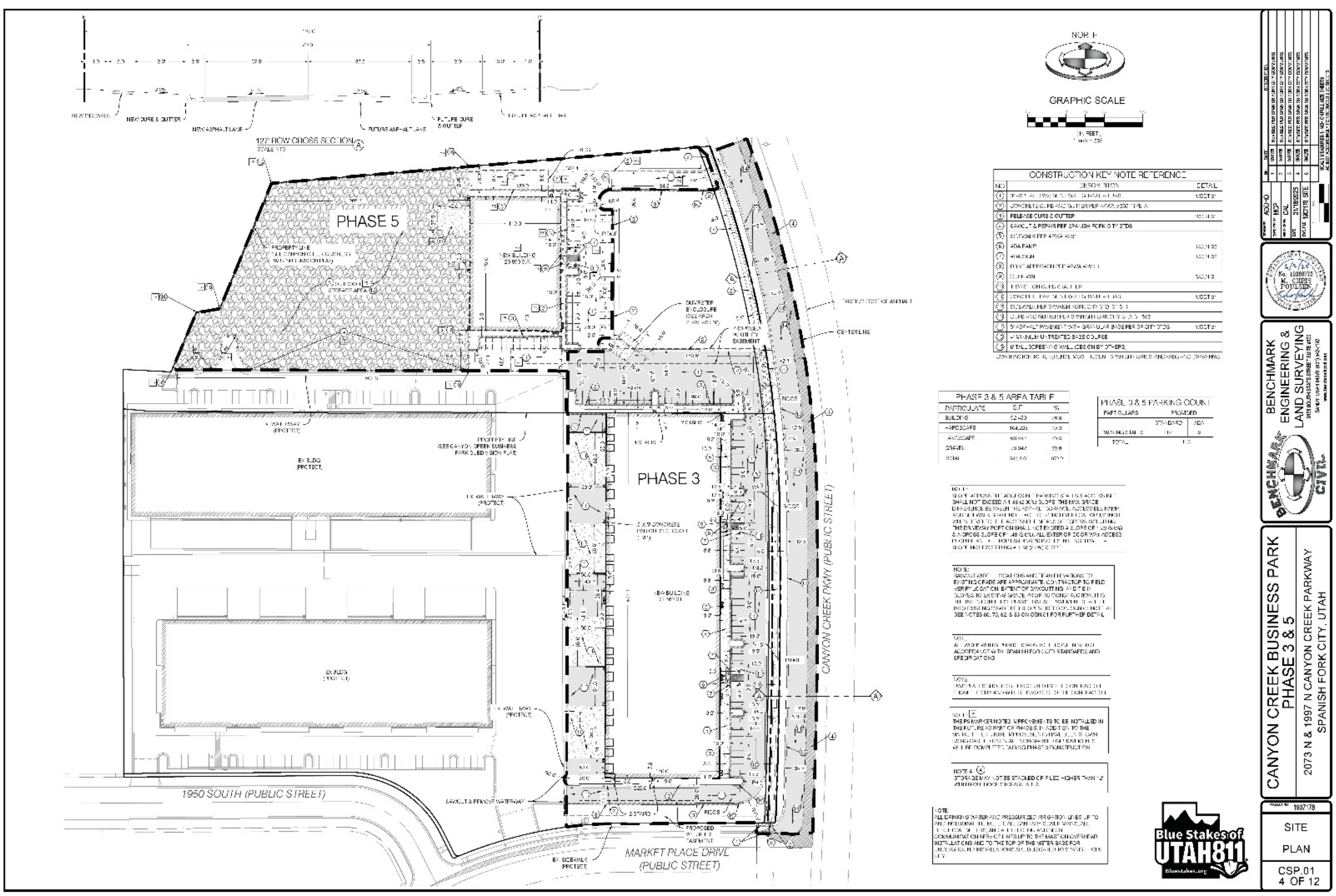


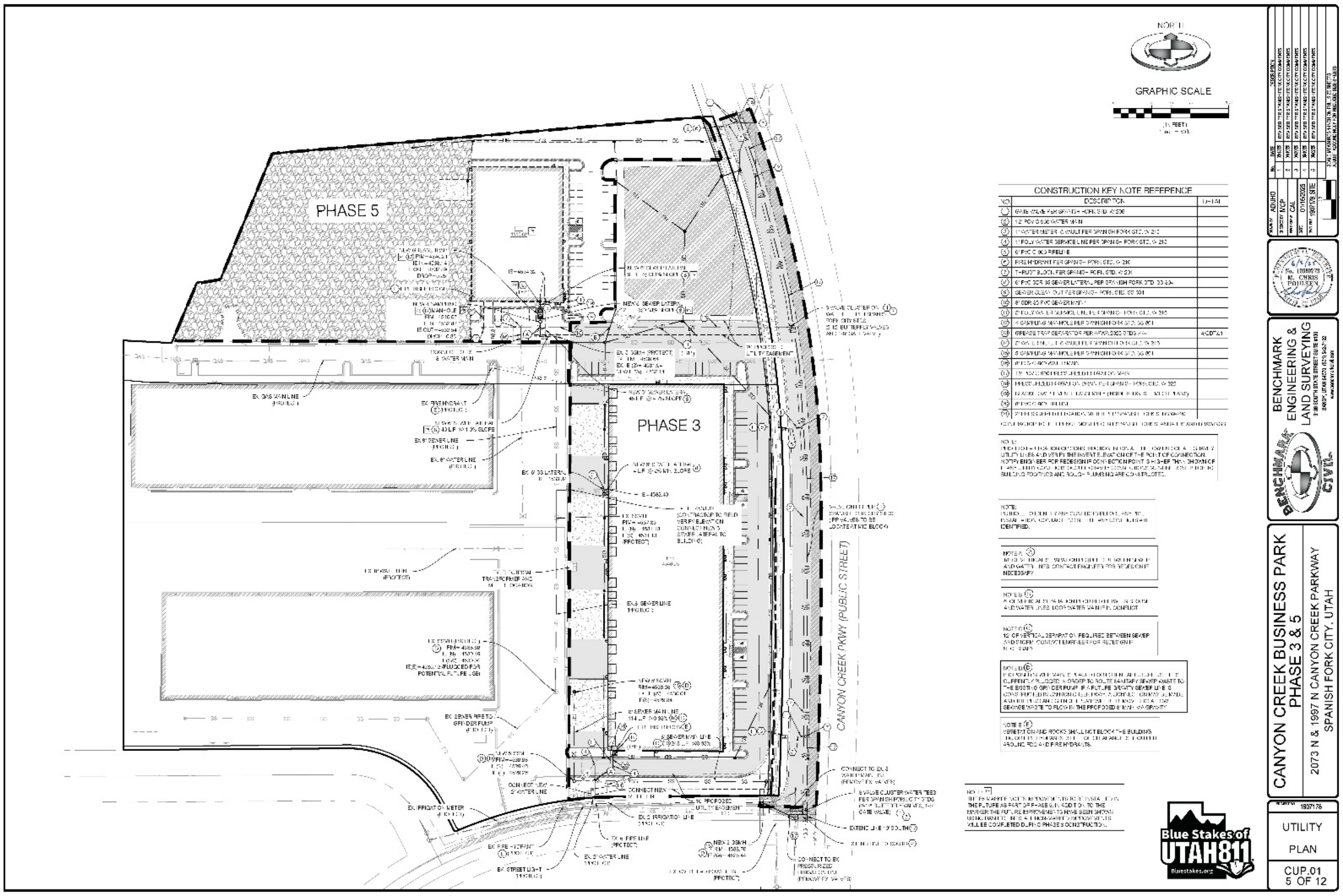
CANYON CREEK BUSINESS PARK PH 3
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 7 AND
THE SOUTHWEST QUARTER OF SECTION 8,
TOWNSHIP 8 SOUTH, RANGE 3 EAST,
SALT LAKE BASE AND MERIDIAN
SPANISH FORK CITY, UTAH COUNTY, UTAH
NORTH
GRAPHIC SCALE
PHASE 3 & 5
CANYON CREEK PKWY (PUBLIC STREET)
1950 SOUTH (PUBLIC STREET)
MARKET PLACE DRIVE
(PUBLIC STREET)
VICINITY MAP
N.T.S.
SITE
MARKET PLACE DR
OWNER/DEVELOPER:
CAPITOL PROPERTIES LLC
RYAN GUSTAFSON
801-244-3937
RYAN@CAPITOLPROPS.COM
DRAWING INDEX
COVER COVER SHEET
CGN.01 GENERAL NOTES, LEGEND & ABBREVIATION
CPE.01 PHASING EXHIBIT
CSP.01 SITE PLAN
CUP.01 UTILITY PLAN
CGD.01 GRADING & DRAINAGE PLAN
CPP.01 PLAN & PROFILE SHEET
CPP.02 PLAN & PROFILE SHEET
CEP.01 EROSION CONTROL PLAN
CEP.02 EROSION CONTROL DETAILS
CDT.01 DETAILS & NOTES
CDT.02 DETAILS & NOTES
PRELIMINARY CIVIL PLANS
NOT FOR CONSTRUCTION
BENCHMARK CIVIL
BENCHMARK ENGINEERING & LAND SURVEYING
COVER
1 OF 12

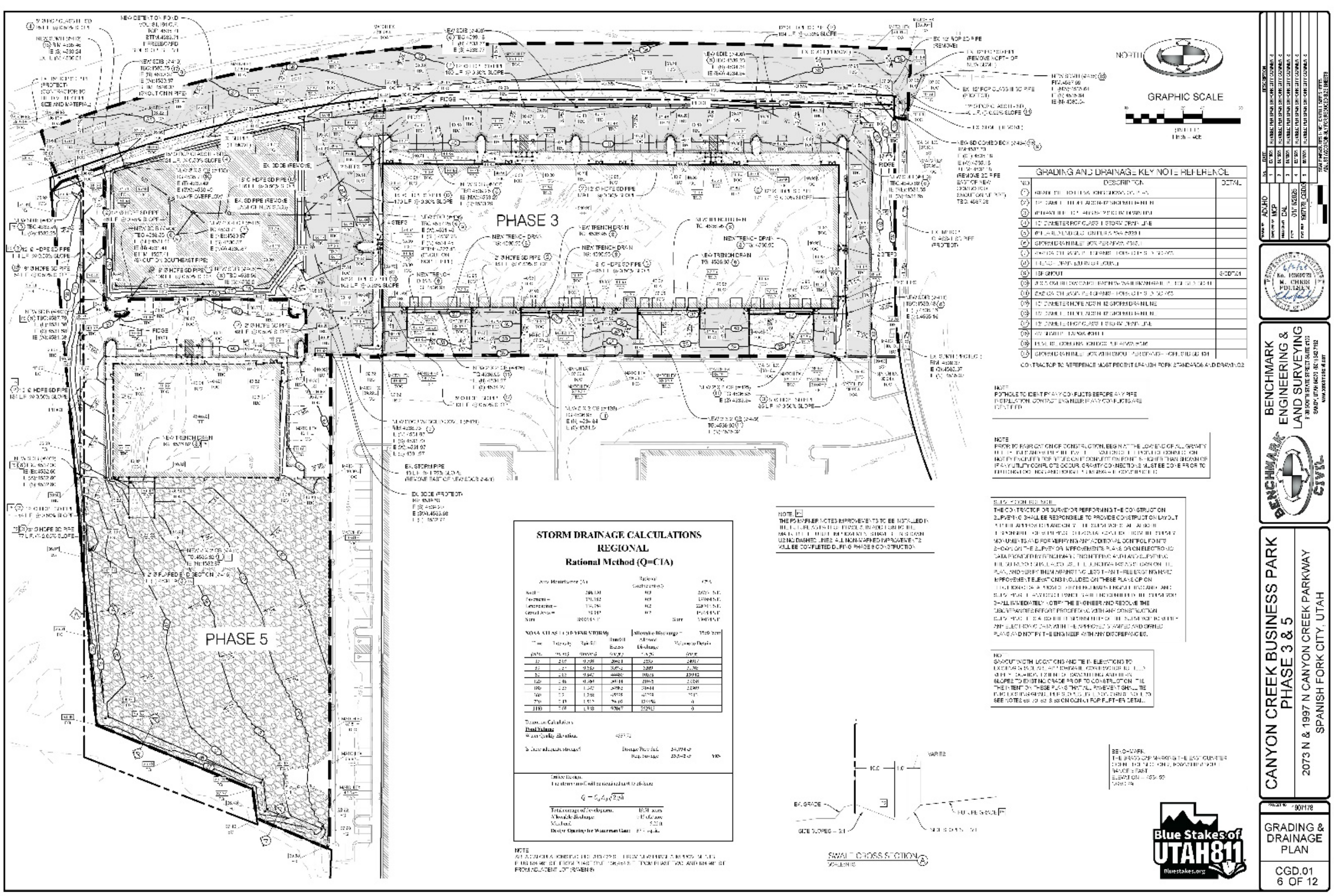


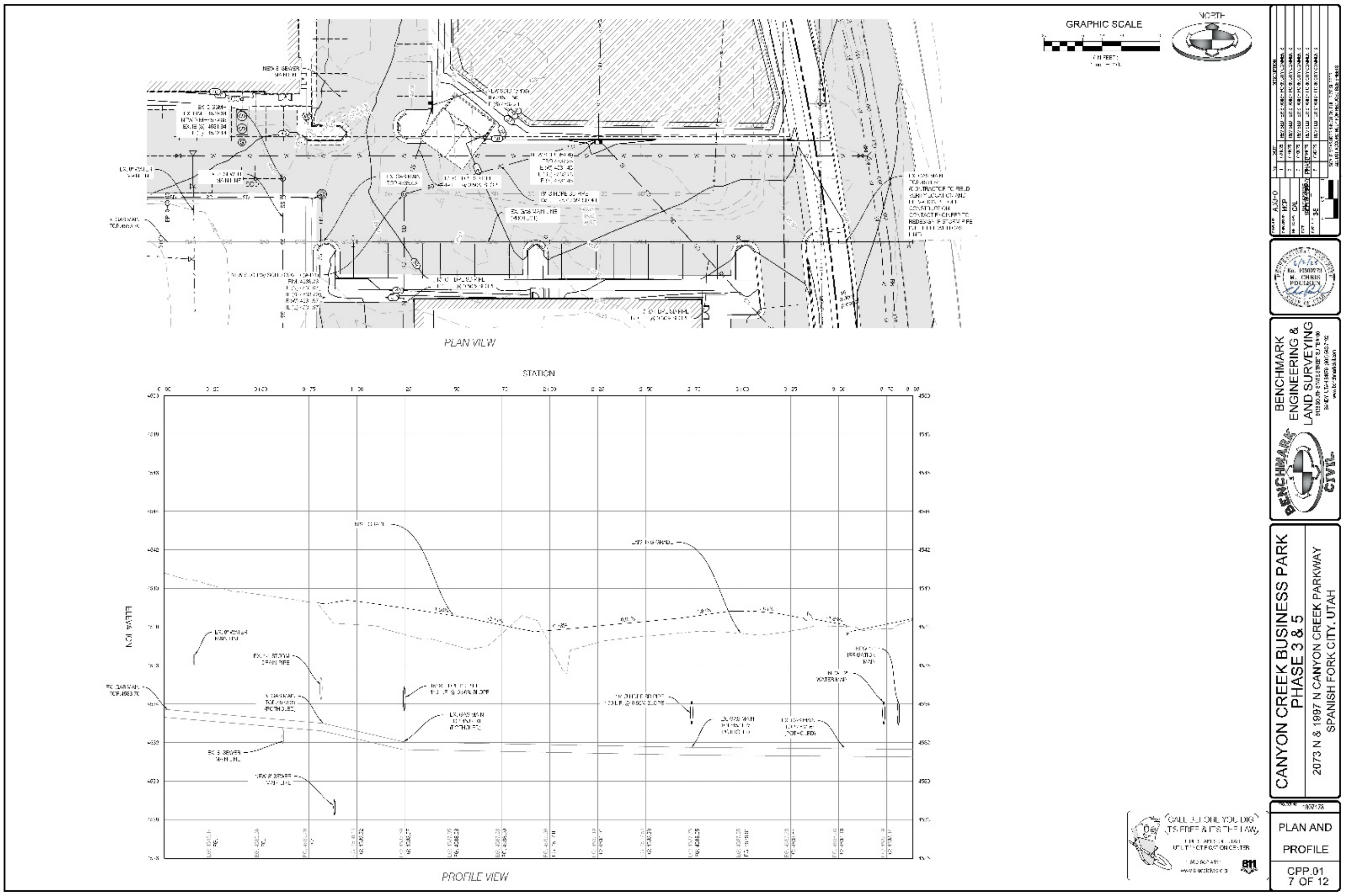
LINETYPES:
SYMBOLS
ABBREVIATIONS
Blue Stakes of UTAH 811
BENCHMARK ENGINEERING & LAND SURVEYING
CANYON CREEK BUSINESS PARK PHASE 3 & 5
2073 N & 1997 N CANYON CREEK PARKWAY
SPANISH FORK CITY, UTAH
GEN. NOTES LEGEND & ABBREV.
CGN.01
2 OF 12

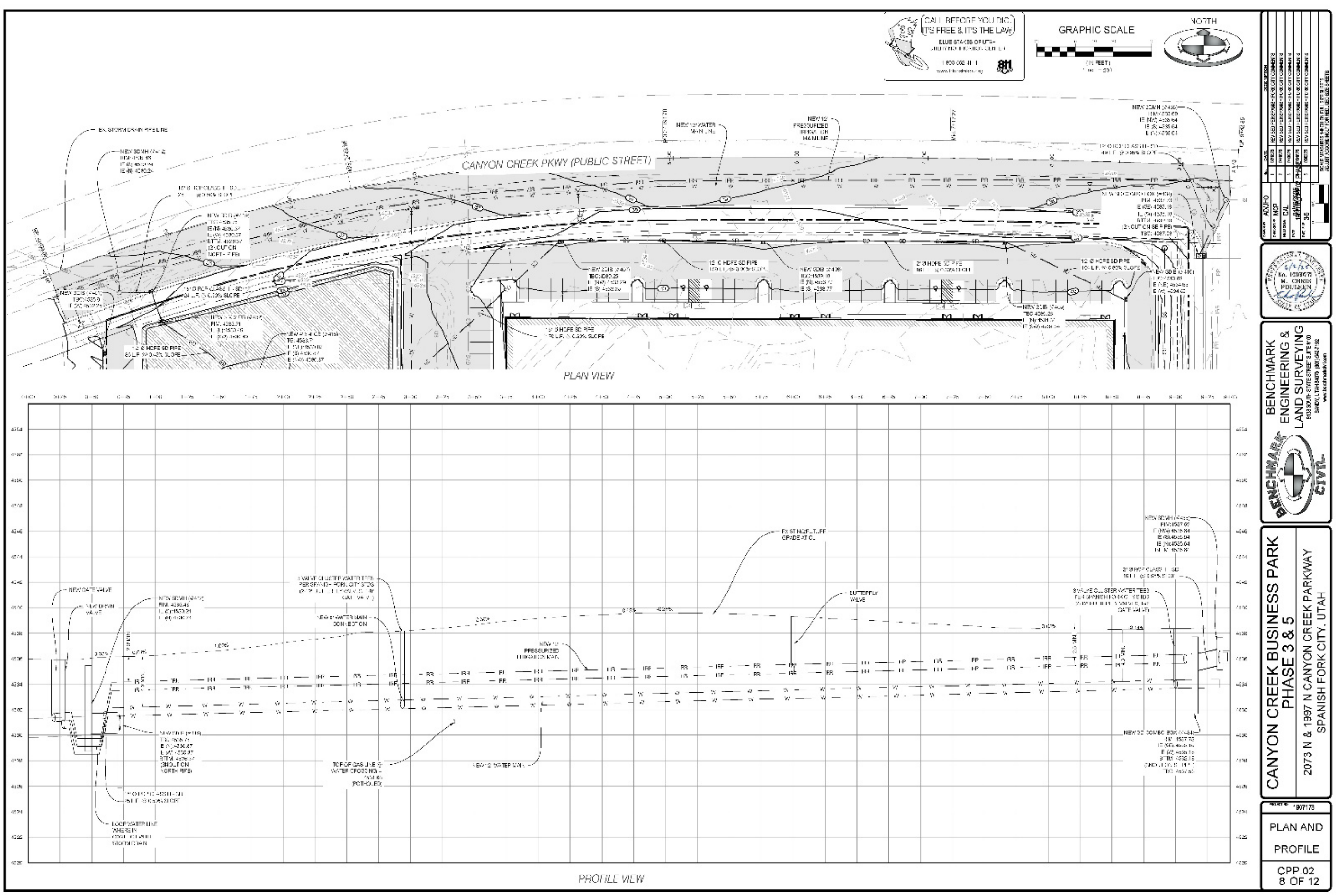

NORTH
GRAPHIC SCALE
PHASE 5
PHASE 3
1950 SOUTH (PUBLIC STREET)
MARKET PLACE DRIVE
(PUBLIC STREET)
CANYON CREEK PKWY (PUBLIC STREET)
BENCHMARK
ENGINEERING &
LAND SURVEYING
CANYON CREEK BUSINESS PARK
PHASE 3 & 5
2073 N & 1997 N CANYON CREEK PARKWAY
SPANISH FORK CITY, UTAH
PHASING
EXHIBIT
CPE.01
3 OF 12
Blue Stakes of
UTAH811

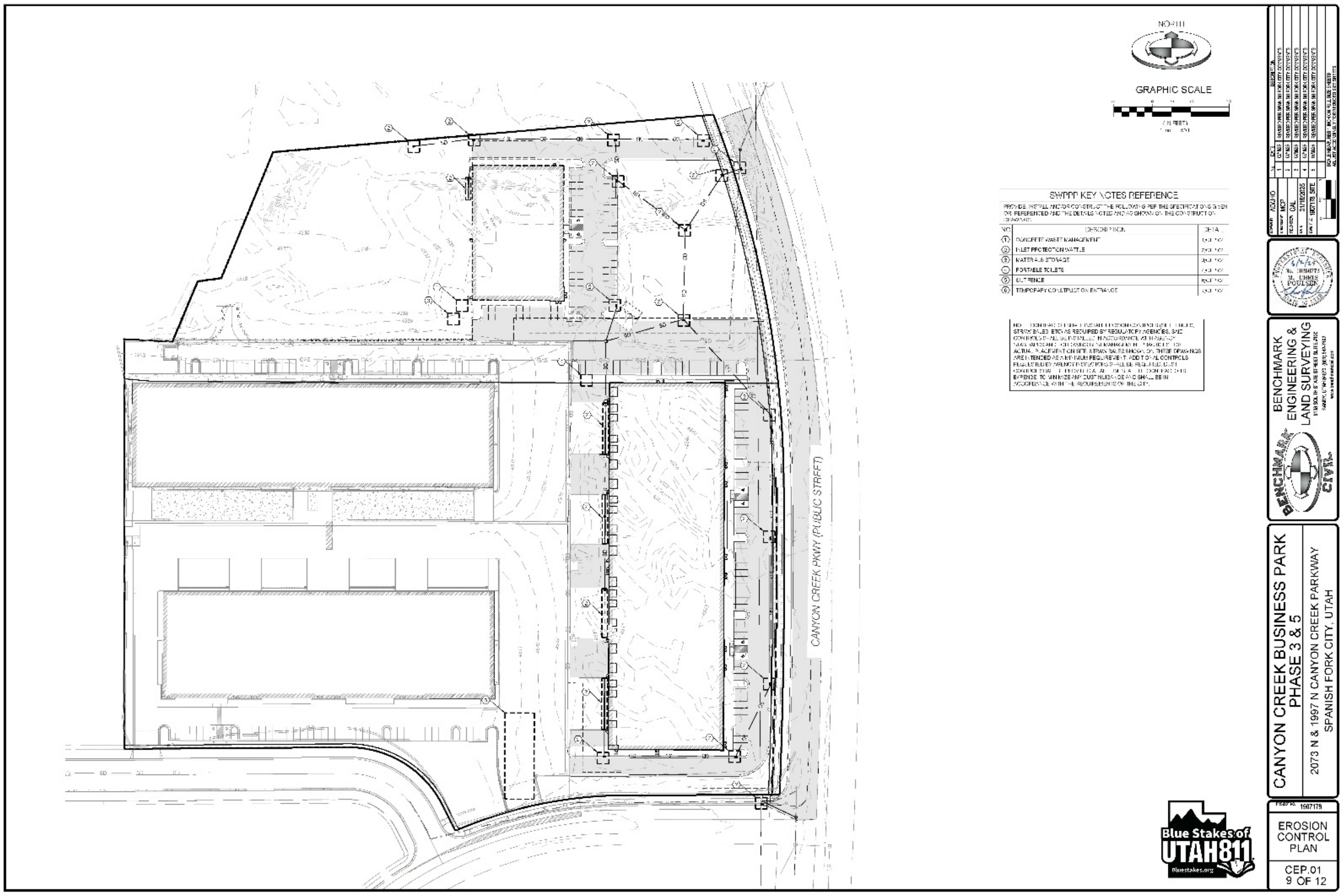

NORTH
GRAPHIC SCALE
127' ROW CROSS SECTION
PHASE 5
PHASE 3
CONSTRUCTION KEY NOTE REFERENCE
PHASE 3 & 5 AREA TABLE
PHASE 3 & 5 PARKING COUNT
1950 SOUTH (PUBLIC STREET)
MARKET PLACE DRIVE
(PUBLIC STREET)
CANYON CREEK PKWY (PUBLIC STREET)
BENCHMARK
ENGINEERING &
LAND SURVEYING
CANYON CREEK BUSINESS PARK
PHASE 3 & 5
2073 N & 1997 N CANYON CREEK PARKWAY
SPANISH FORK CITY, UTAH
SITE
PLAN
CSP.01
4 OF 12
Blue Stakes of
UTAH811

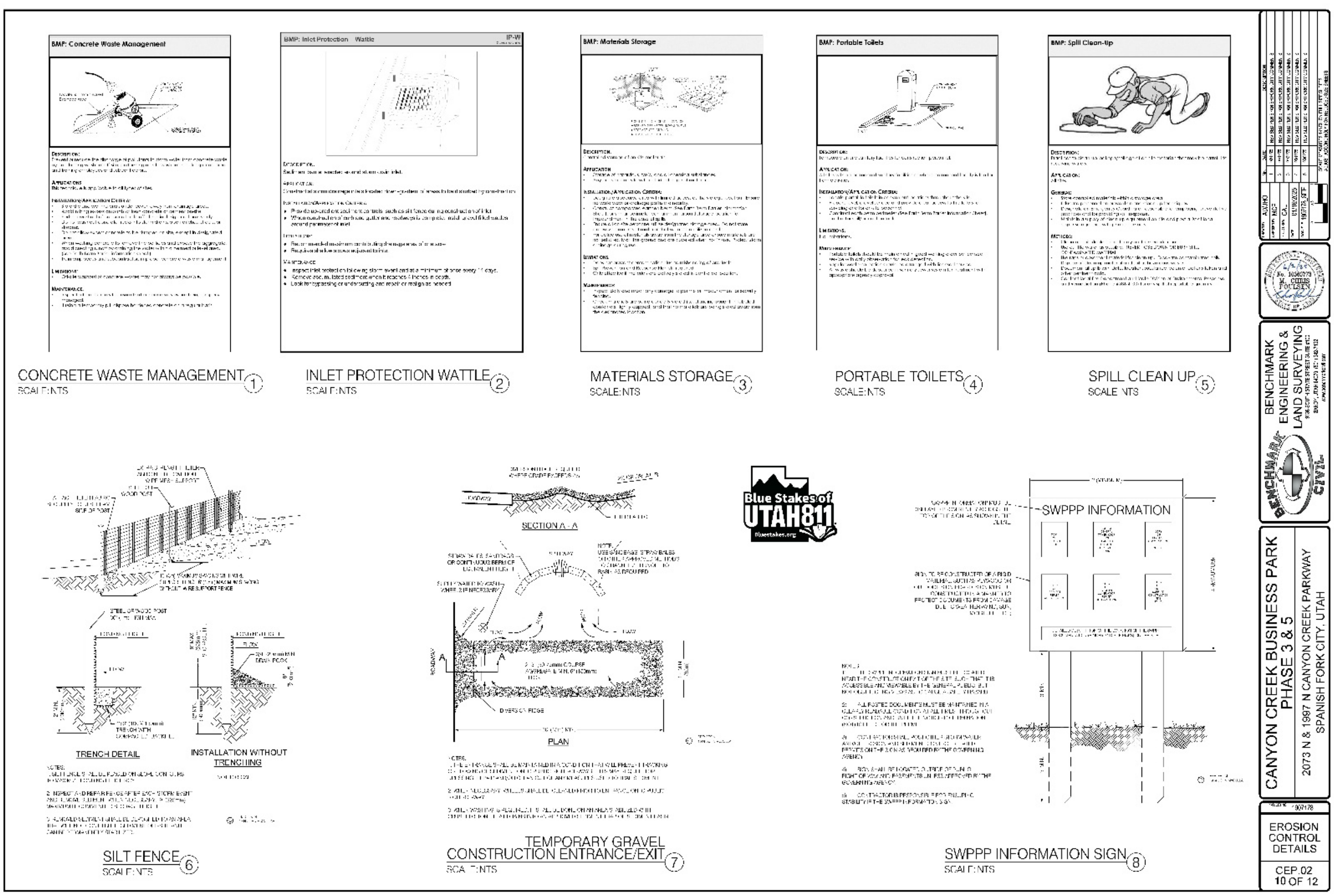

NORTH
GRAPHIC SCALE
PHASE 5
PHASE 3
CANYON CREEK PKWY (PUBLIC STREET)
CONSTRUCTION KEY NOTE REFERENCE
BENCHMARK ENGINEERING & LAND SURVEYING
CANYON CREEK BUSINESS PARK PHASE 3 & 5
2073 N & 1997 N CANYON CREEK PARKWAY
SPANISH FORK CITY, UTAH
Blue Stakes of UTAH 811
UTILITY PLAN
CUP.01
5 OF 12

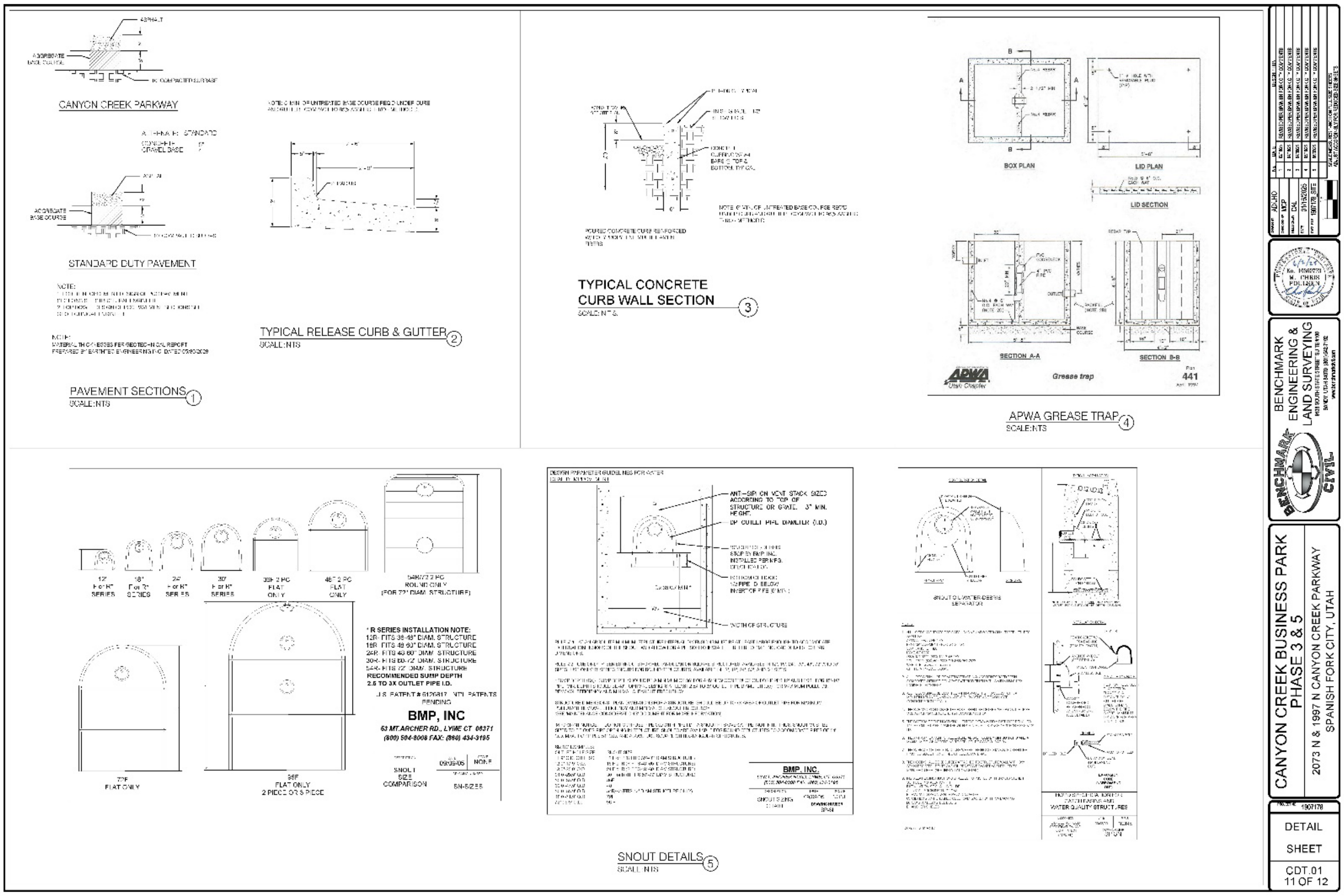

NORTH
GRAPHIC SCALE
PHASE 3
PHASE 5
GRADING AND DRAINAGE KEY NOTE REFERENCE
STORM DRAINAGE CALCULATIONS
REGIONAL
Rational Method (Q=CIA)
SWALE CROSS SECTION
BENCHMARK ENGINEERING & LAND SURVEYING
CANYON CREEK BUSINESS PARK PHASE 3 & 5
2073 N & 1997 N CANYON CREEK PARKWAY
SPANISH FORK CITY, UTAH
Blue Stakes of UTAH 811
GRADING & DRAINAGE PLAN
CGD.01
6 OF 12


GRAPHIC SCALE
NORTH
PLAN VIEW
STATION
PROFILE VIEW
CANYON CREEK BUSINESS PARK PHASE 3 & 5
2073 N & 1997 N CANYON CREEK PARKWAY
SPANISH FORK CITY, UTAH
BENCHMARK ENGINEERING & LAND SURVEYING
PLAN AND PROFILE
CPP.01
7 OF 12


CALL BEFORE YOU DIG
IT'S FREE & IT'S THE LAW
GRAPHIC SCALE
NORTH
CANYON CREEK PKWY (PUBLIC STREET)
PLAN VIEW
PROFILE VIEW
CANYON CREEK BUSINESS PARK PHASE 3 & 5
2073 N & 1997 N CANYON CREEK PARKWAY
SPANISH FORK CITY, UTAH
BENCHMARK ENGINEERING & LAND SURVEYING
PLAN AND PROFILE
CPP.02
8 OF 12


NORTH
GRAPHIC SCALE
SWPPP KEY NOTES REFERENCE
CONCRETE WASTE MANAGEMENT
INLET PROTECTION WATTLE
MATERIALS STORAGE
PORTABLE TOILETS
SILT FENCE
TEMPORARY CONSTRUCTION ENTRANCE
CANYON CREEK PKWY (PUBLIC STREET)
Blue Stakes of UTAH 811
BENCHMARK ENGINEERING & LAND SURVEYING
CANYON CREEK BUSINESS PARK PHASE 3 & 5
2073 N & 1997 N CANYON CREEK PARKWAY
SPANISH FORK CITY, UTAH
EROSION CONTROL PLAN
CEP.01
9 OF 12


BMP: Concrete Waste Management
BMP: Inlet Protection - Wattle
BMP: Materials Storage
BMP: Portable Toilets
BMP: Spill Clean-Up
CONCRETE WASTE MANAGEMENT
SCALE: NTS
INLET PROTECTION WATTLE
SCALE: NTS
MATERIALS STORAGE
SCALE: NTS
PORTABLE TOILETS
SCALE: NTS
SPILL CLEAN UP
SCALE: NTS
SECTION A - A
TRENCH DETAIL
INSTALLATION WITHOUT TRENCHING
PLAN
SWPPP INFORMATION
Blue Stakes of UTAH 811
SILT FENCE
SCALE: NTS
TEMPORARY GRAVEL CONSTRUCTION ENTRANCE/EXIT
SCALE: NTS
SWPPP INFORMATION SIGN
SCALE: NTS
BENCHMARK ENGINEERING & LAND SURVEYING
CANYON CREEK BUSINESS PARK PHASE 3 & 5
2073 N & 1997 N CANYON CREEK PARKWAY
SPANISH FORK CITY, UTAH
EROSION CONTROL DETAILS
CEP.02
10 OF 12


CANYON CREEK PARKWAY
STANDARD DUTY PAVEMENT
PAVEMENT SECTIONS 1
SCALE: NTS
TYPICAL RELEASE CURB & GUTTER 2
SCALE: NTS
TYPICAL CONCRETE CURB WALL SECTION 3
SCALE: NTS
BOX PLAN
LID PLAN
LID SECTION
SECTION A-A
SECTION B-B
APWA Utah Chapter
Grease trap
441
APWA GREASE TRAP 4
SCALE: NTS
R SERIES INSTALLATION NOTE:
12R FITS 36-48" DIAM. STRUCTURE
18R FITS 48-60" DIAM. STRUCTURE
24R FITS 60-60" DIAM. STRUCTURE
30R FITS 60-72" DIAM. STRUCTURE
54R FITS 72" DIAM. STRUCTURE
RECOMMENDED SUMP DEPTH
2.5 TO 3X OUTLET PIPE I.D.
BMP, INC
53 MT.ARCHER RD., LYME CT 06371
(800) 504-8008 FAX: (860) 434-3195
SNOUT DETAILS 5
SCALE: NTS
BENCHMARK ENGINEERING & LAND SURVEYING
BENCHMARK CIVIL
CANYON CREEK BUSINESS PARK PHASE 3 & 5
2073 N & 1997 N CANYON CREEK PARKWAY
SPANISH FORK CITY, UTAH
1907178
DETAIL SHEET
CDT.01
11 OF 12

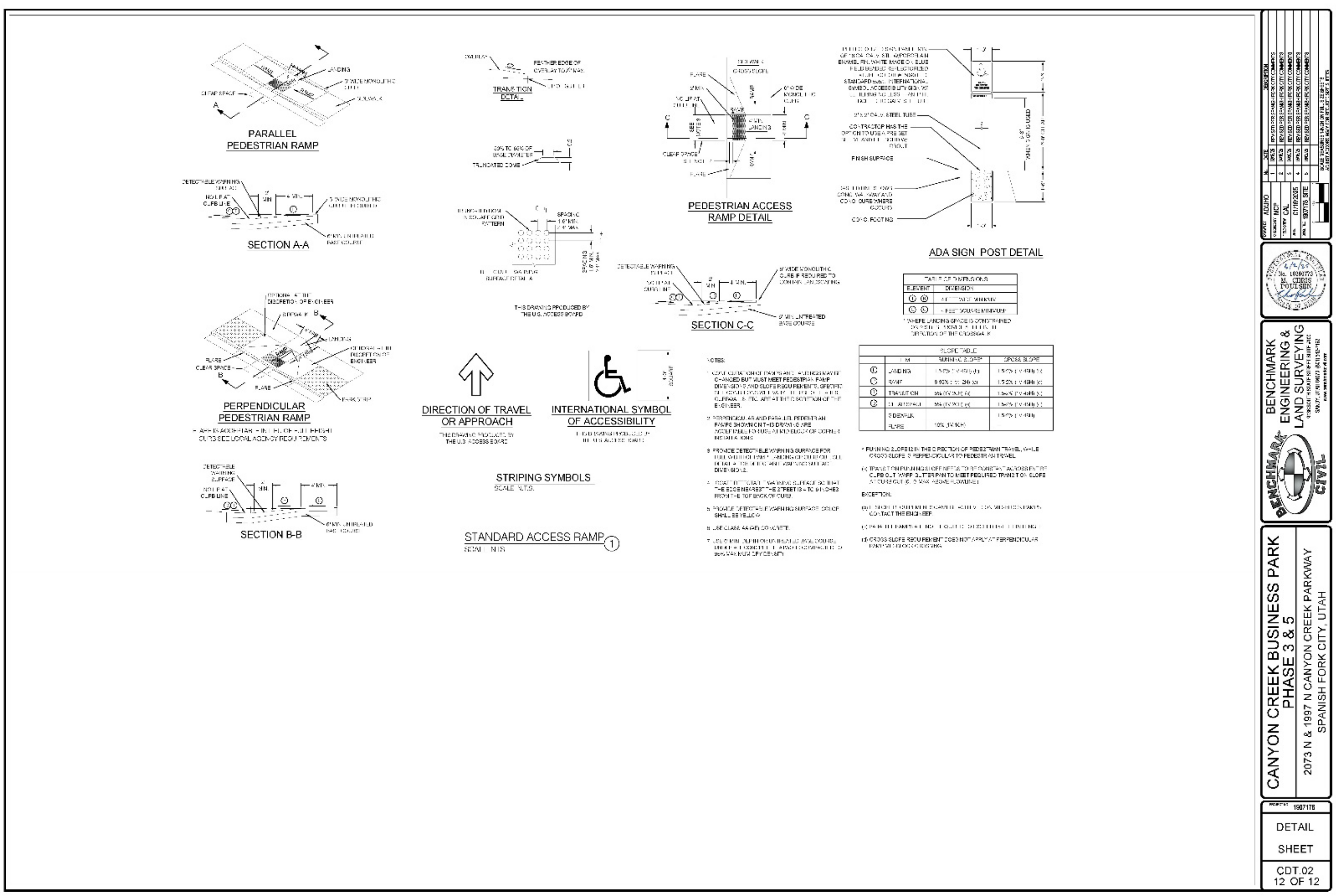
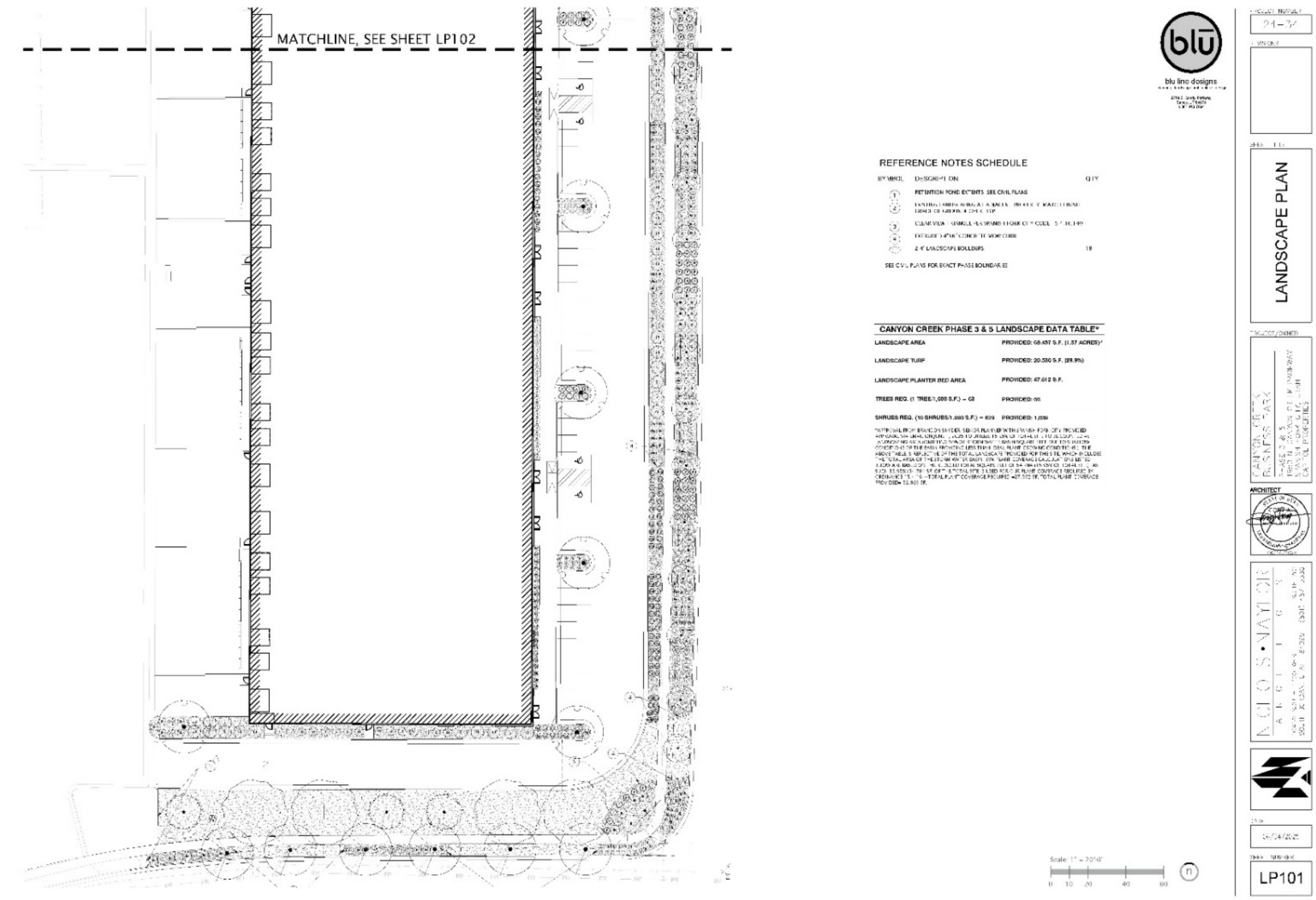
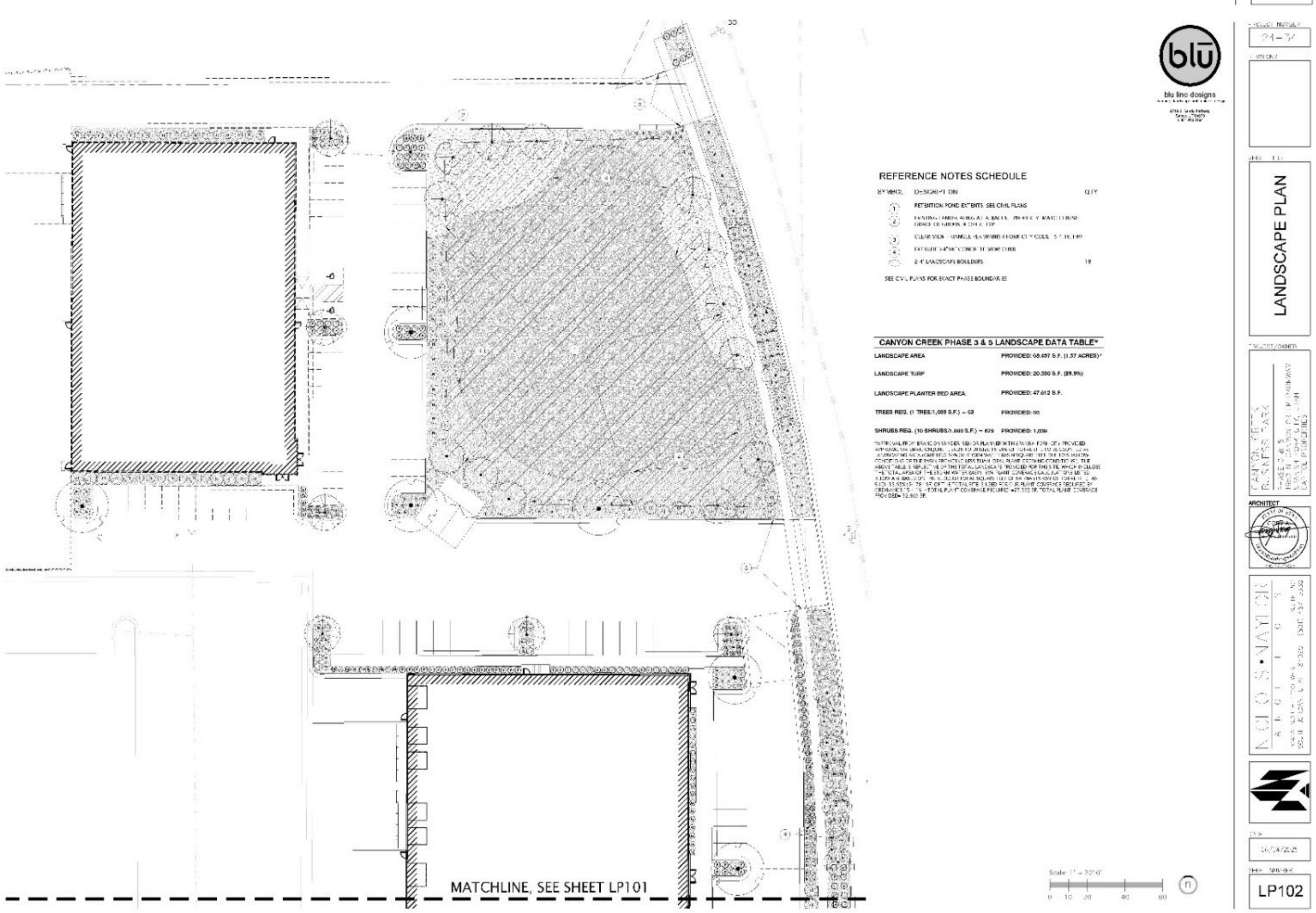
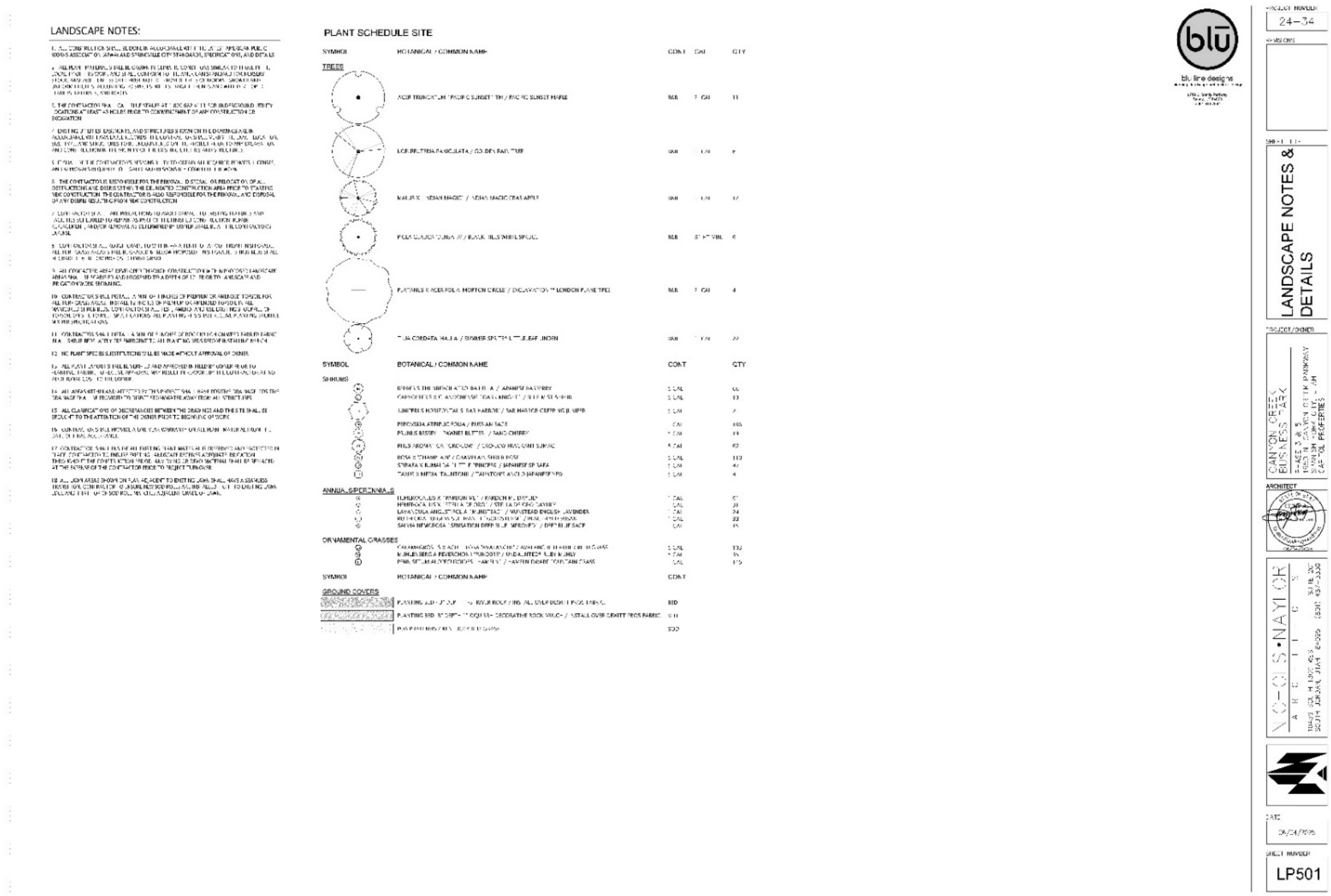
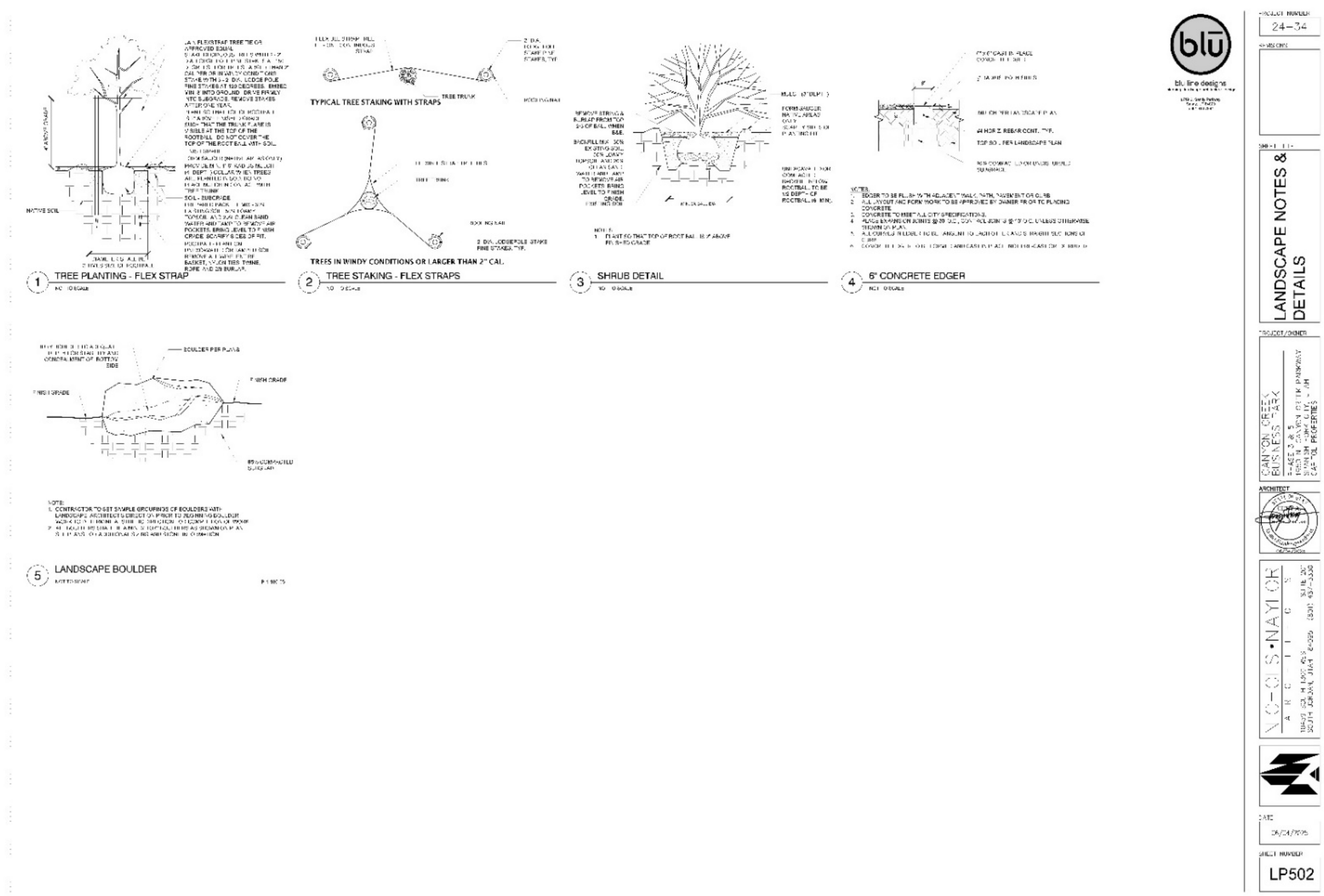

PARALLEL PEDESTRIAN RAMP
SECTION A-A
PERPENDICULAR PEDESTRIAN RAMP
SECTION B-B
TRANSITION DETAIL
PEDESTRIAN ACCESS RAMP DETAIL
SECTION C-C
ADA SIGN POST DETAIL
DIRECTION OF TRAVEL OR APPROACH
INTERNATIONAL SYMBOL OF ACCESSIBILITY
STRIPING SYMBOLS
SCALE: N.T.S.
STANDARD ACCESS RAMP 1
SCALE: NTS
BENCHMARK ENGINEERING & LAND SURVEYING
BENCHMARK CIVIL
CANYON CREEK BUSINESS PARK PHASE 3 & 5
2073 N & 1997 N CANYON CREEK PARKWAY
SPANISH FORK CITY, UTAH
1907178
DETAIL SHEET
CDT.02
12 OF 12

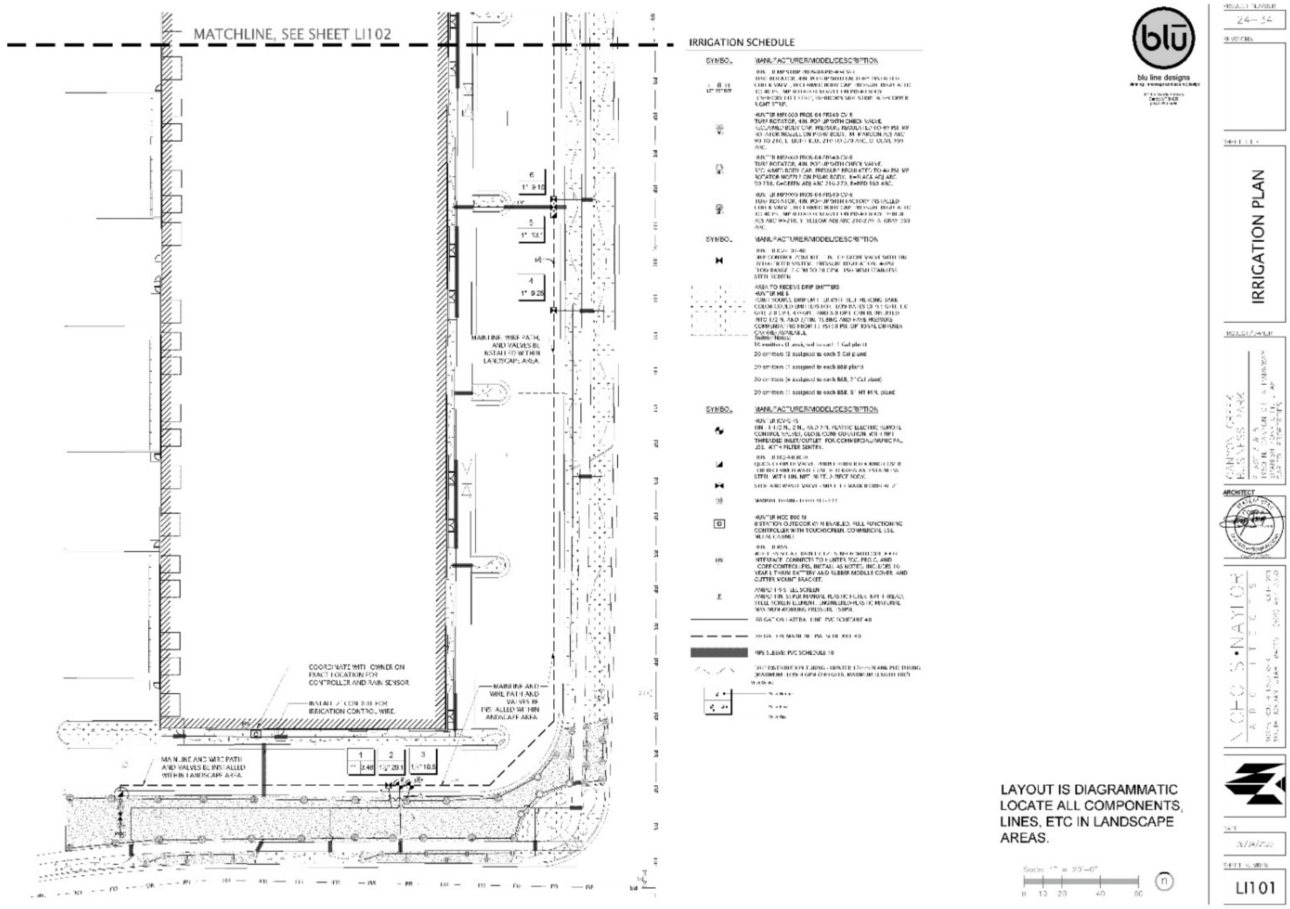
EXHIBIT 3

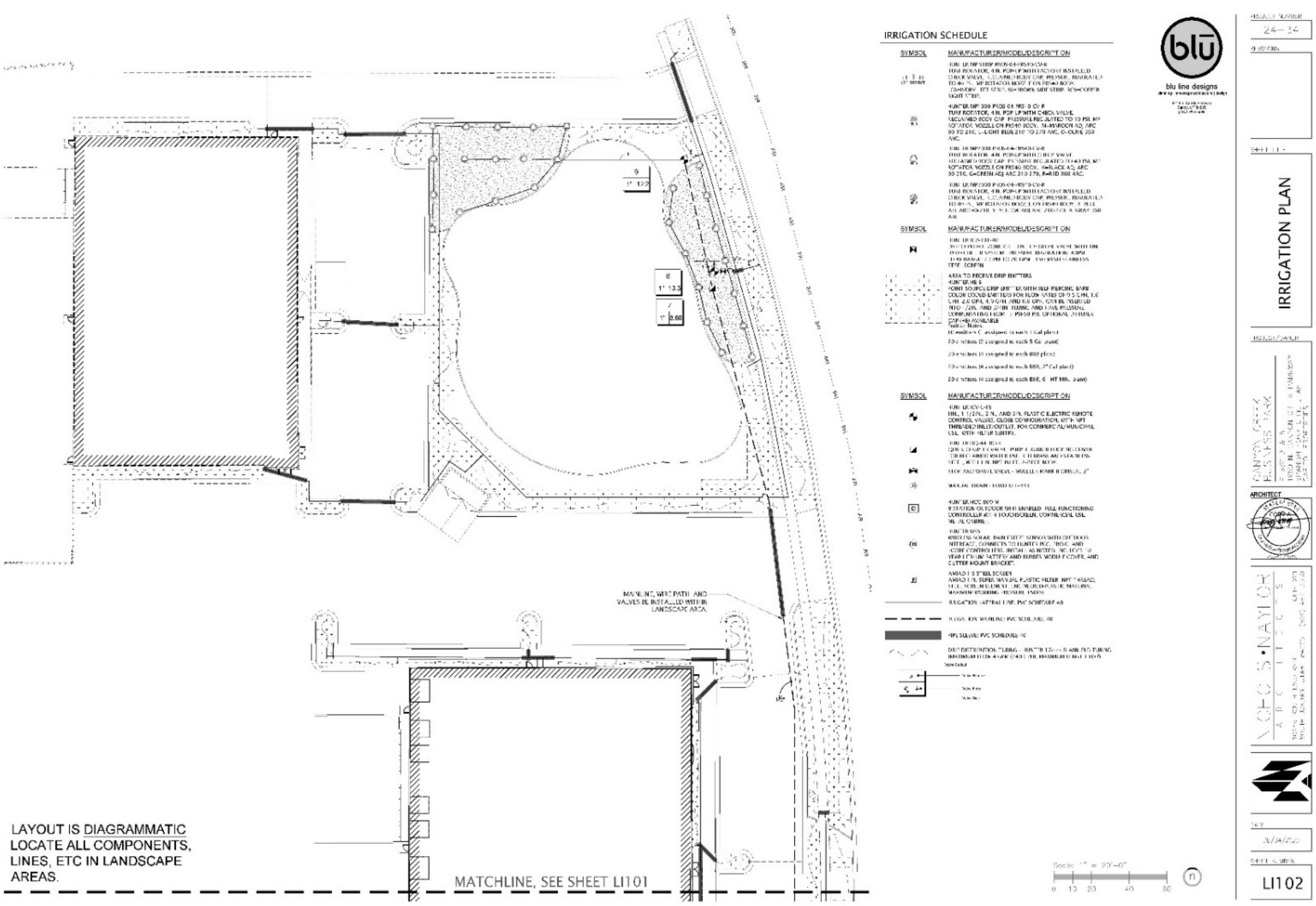

MATCHLINE, SEE SHEET LP102
blu line designs
REFERENCE NOTES SCHEDULE
RETENTION POND EXTENTS. SEE CIVIL PLANS
2-4' LANDSCAPE BOULDERS 18
CANYON CREEK PHASE 3 & 5 LANDSCAPE DATA TABLE*
LANDSCAPE AREA
LANDSCAPE TURF
LANDSCAPE PLANTER BED AREA
LANDSCAPE PLAN
LP101

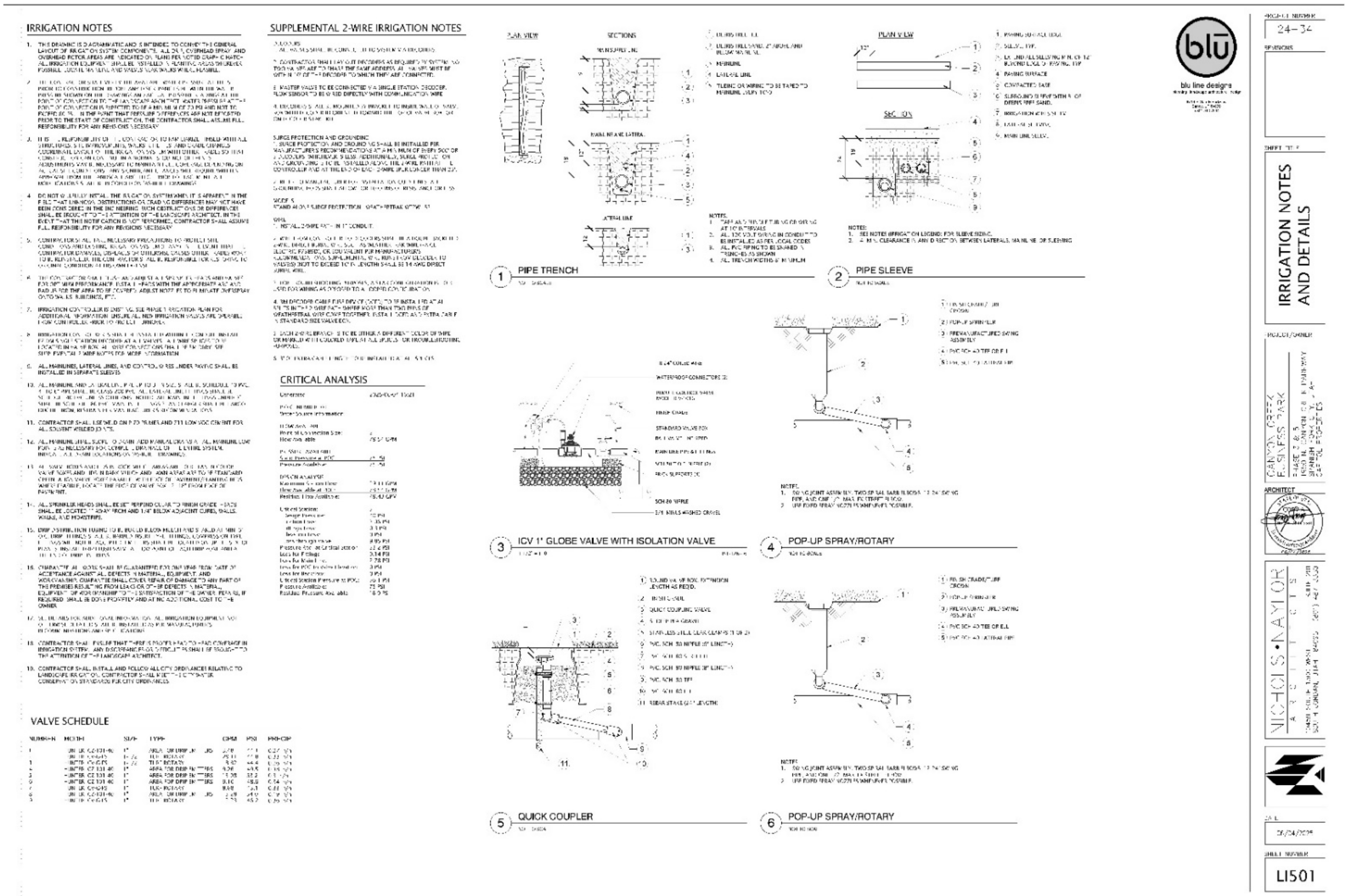

MATCHLINE, SEE SHEET LP101
blu line designs
REFERENCE NOTES SCHEDULE
RETENTION POND EXTENTS. SEE CIVIL PLANS
2-4' LANDSCAPE BOULDERS 18
CANYON CREEK PHASE 3 & 5 LANDSCAPE DATA TABLE*
LANDSCAPE AREA
LANDSCAPE TURF
LANDSCAPE PLANTER BED AREA
LANDSCAPE PLAN
LP102


LANDSCAPE NOTES:
PLANT SCHEDULE SITE
SYMBOL
BOTANICAL / COMMON NAME
CONT
QTY
TREES
SHRUBS
ANNUALS/PERENNIALS
ORNAMENTAL GRASSES
GROUND COVERS
blū
24-34
LANDSCAPE NOTES & DETAILS
CANYON CREEK BUSINESS PARK
LP501


TYPICAL TREE STAKING WITH STRAPS
TREES IN WINDY CONDITIONS OR LARGER THAN 2" CAL.
1 TREE PLANTING - FLEX STRAP
2 TREE STAKING - FLEX STRAPS
3 SHRUB DETAIL
4 6" CONCRETE EDGER
5 LANDSCAPE BOULDER
blū
24-34
LANDSCAPE NOTES & DETAILS
CANYON CREEK BUSINESS PARK
LP502


MATCHLINE, SEE SHEET LI102
IRRIGATION SCHEDULE
blu line designs
LAYOUT IS DIAGRAMMATIC
LOCATE ALL COMPONENTS,
LINES, ETC IN LANDSCAPE
AREAS.
IRRIGATION PLAN
LI101


IRRIGATION SCHEDULE
blu line designs
LAYOUT IS DIAGRAMMATIC
LOCATE ALL COMPONENTS,
LINES, ETC IN LANDSCAPE
AREAS.
MATCHLINE, SEE SHEET LI101
IRRIGATION PLAN
LI102


IRRIGATION NOTES
SUPPLEMENTAL 2-WIRE IRRIGATION NOTES
CRITICAL ANALYSIS
VALVE SCHEDULE
PIPE TRENCH
PIPE SLEEVE
ICV 1" GLOBE VALVE WITH ISOLATION VALVE
POP-UP SPRAY/ROTARY
QUICK COUPLER
POP-UP SPRAY/ROTARY
blu line designs
24-34
IRRIGATION NOTES AND DETAILS
LI501

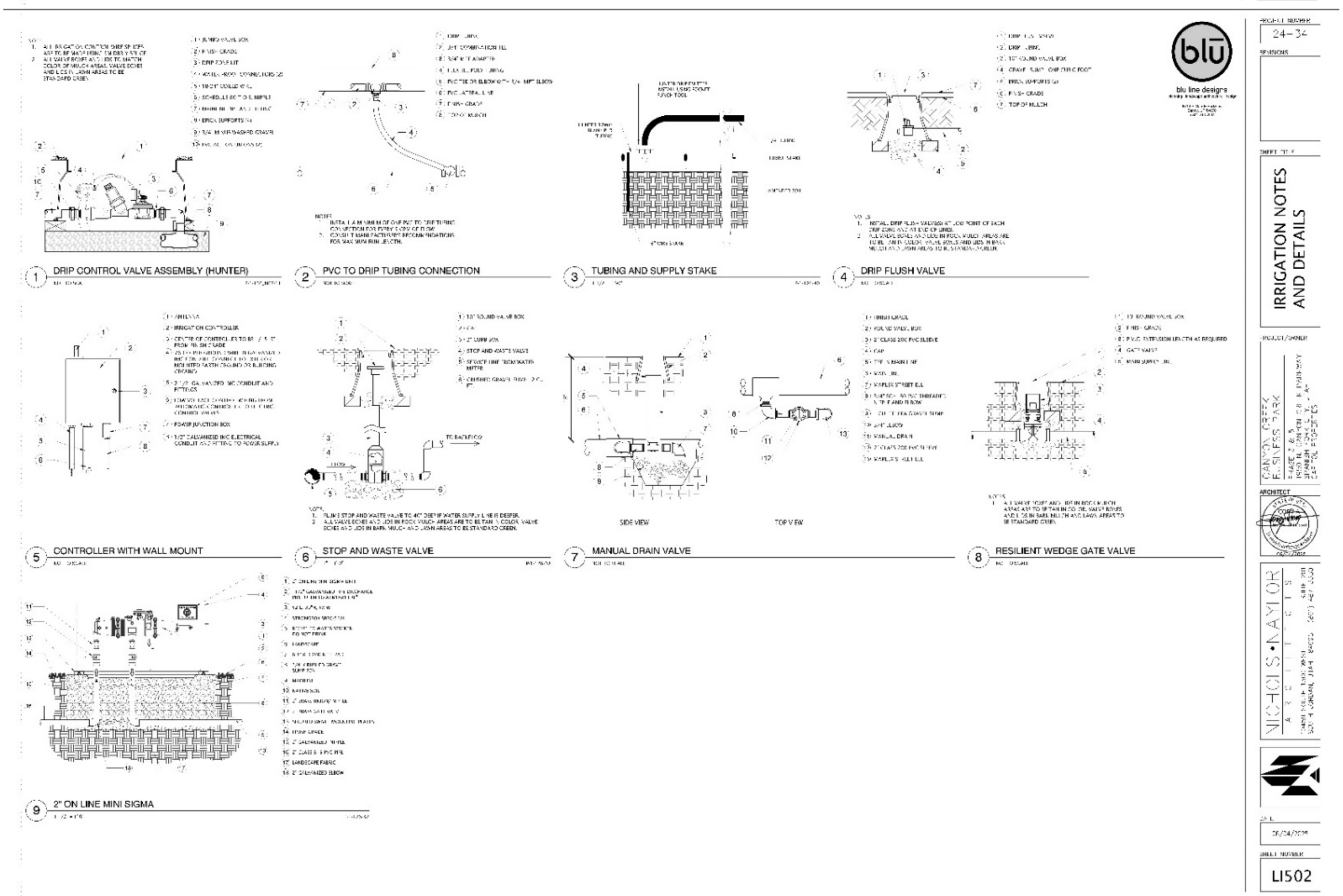
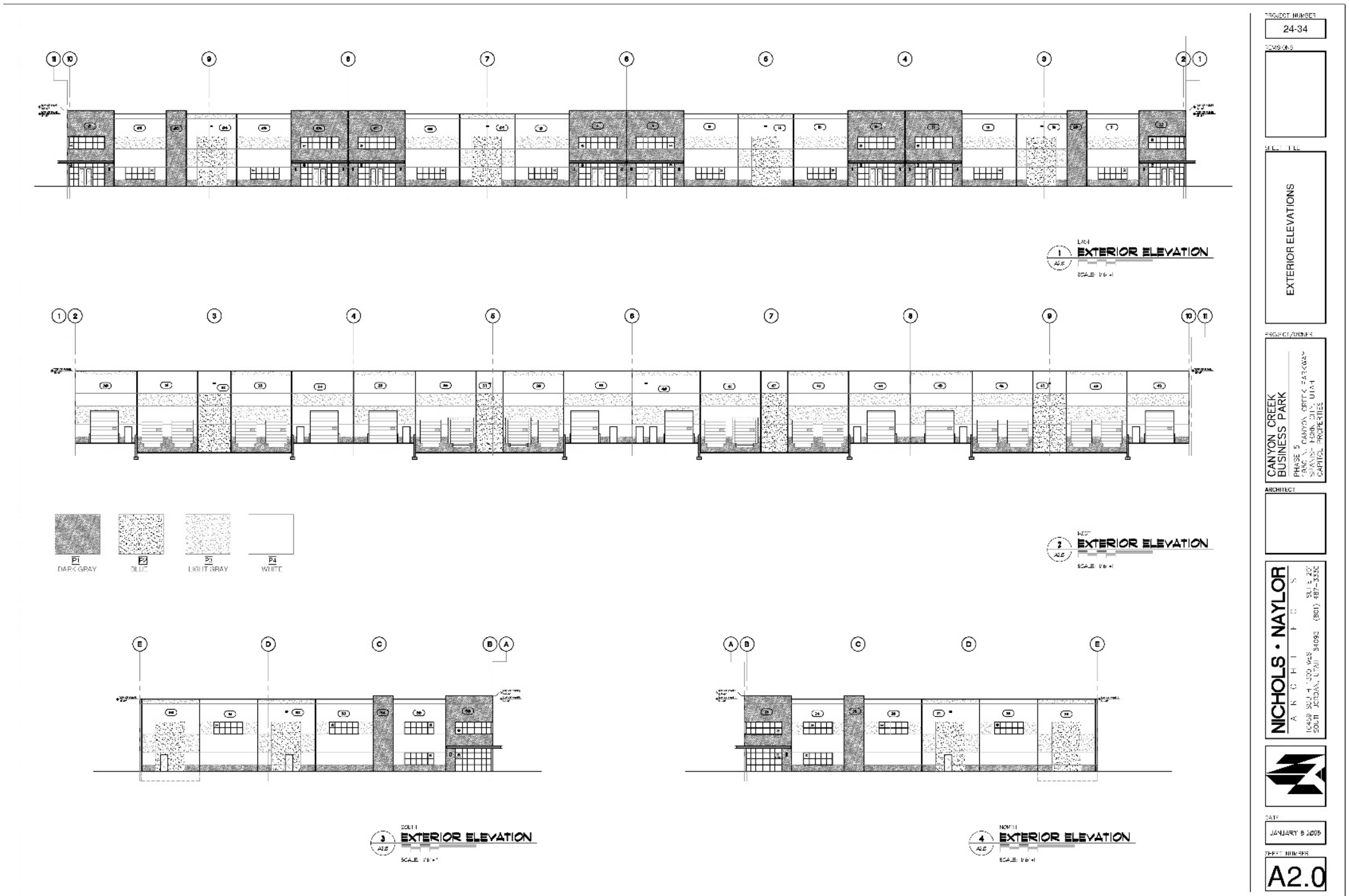

DRIP CONTROL VALVE ASSEMBLY (HUNTER)
PVC TO DRIP TUBING CONNECTION
TUBING AND SUPPLY STAKE
DRIP FLUSH VALVE
CONTROLLER WITH WALL MOUNT
STOP AND WASTE VALVE
MANUAL DRAIN VALVE
RESILIENT WEDGE GATE VALVE
2" ON LINE MINI SIGMA
blu line designs
24-34
IRRIGATION NOTES AND DETAILS
LI502

EXHIBIT 4



24-34
EXTERIOR ELEVATIONS
CANYON CREEK BUSINESS PARK
NICHOLS • NAYLOR
A2.0
EXTERIOR ELEVATION
EXTERIOR ELEVATION
EXTERIOR ELEVATION
EXTERIOR ELEVATION
P1 DARK GRAY
P2 BLUE
P3 LIGHT GRAY
P4 WHITE

SPANISH FORK CITY

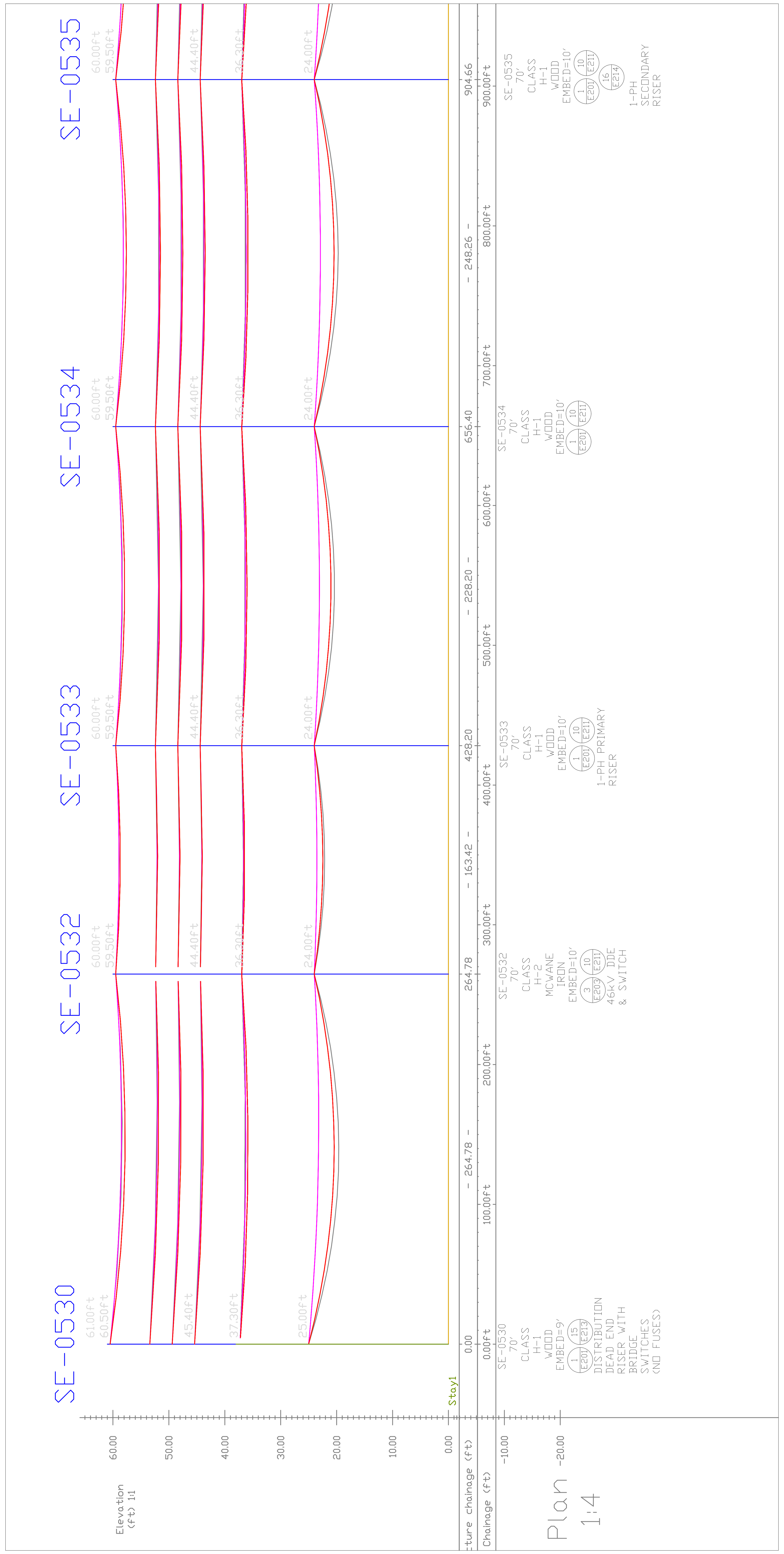
BONNER TO ARGYLE TRANSMISSION REBUILD

46 kV TRANSMISSION LINE WITH DISTRIBUTION UNDERBUILD

1150 East, and Center St., to 300 West

SPANISH FORK CITY
BONNER-ARGYLE TRANSMISSION REBUILD
COVER SHEET

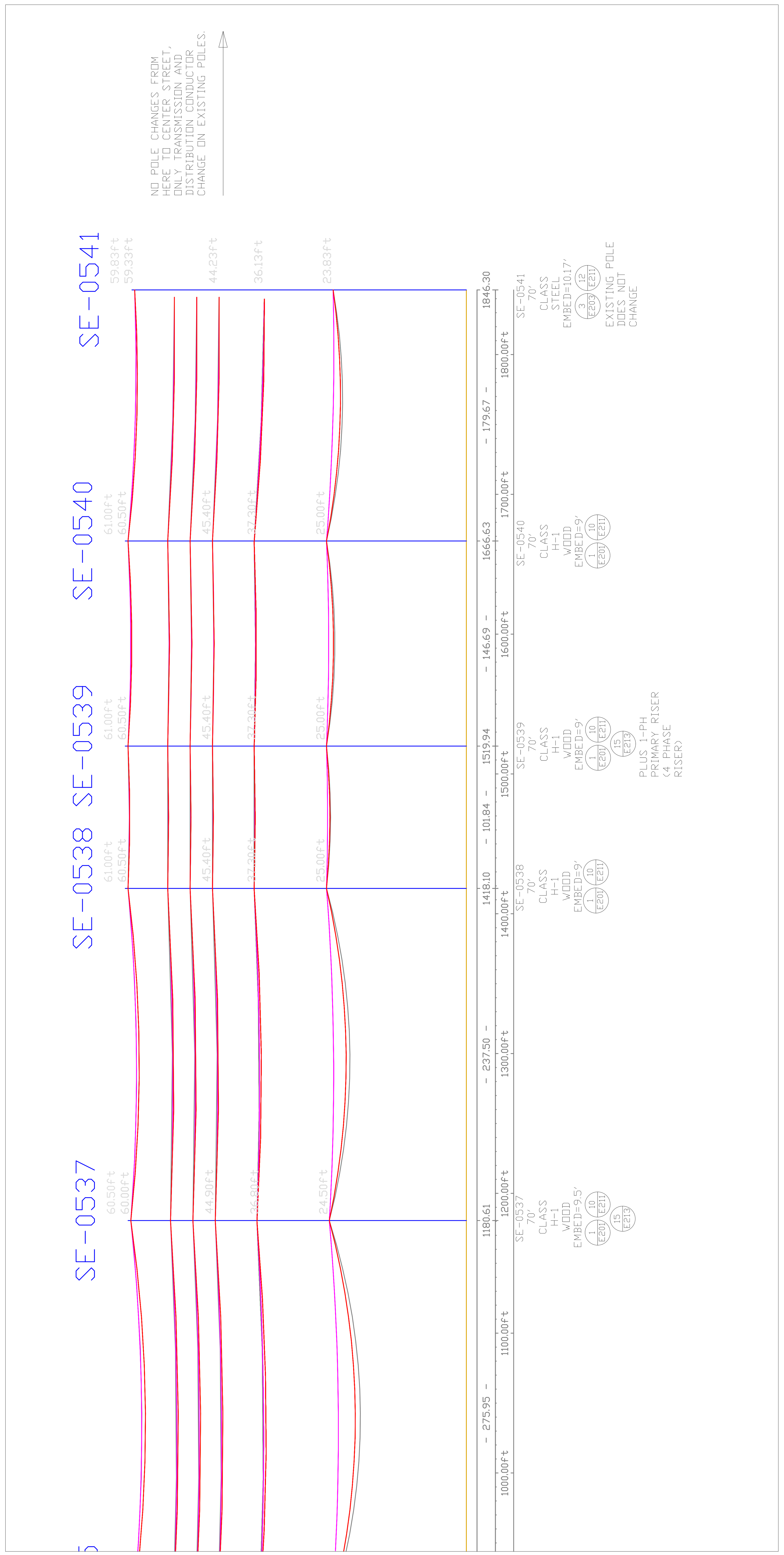
REV1	08/07/2023	COVER



N

SPANISH FORK CITY
BONNER-ARGYLE TRANSMISSION REBUILD
1150 EAST

REV0	05/29/2023	SHEET 1



SPANISH FORK CITY

BONNER-ARGYLE TRANSMISSION REBUILD

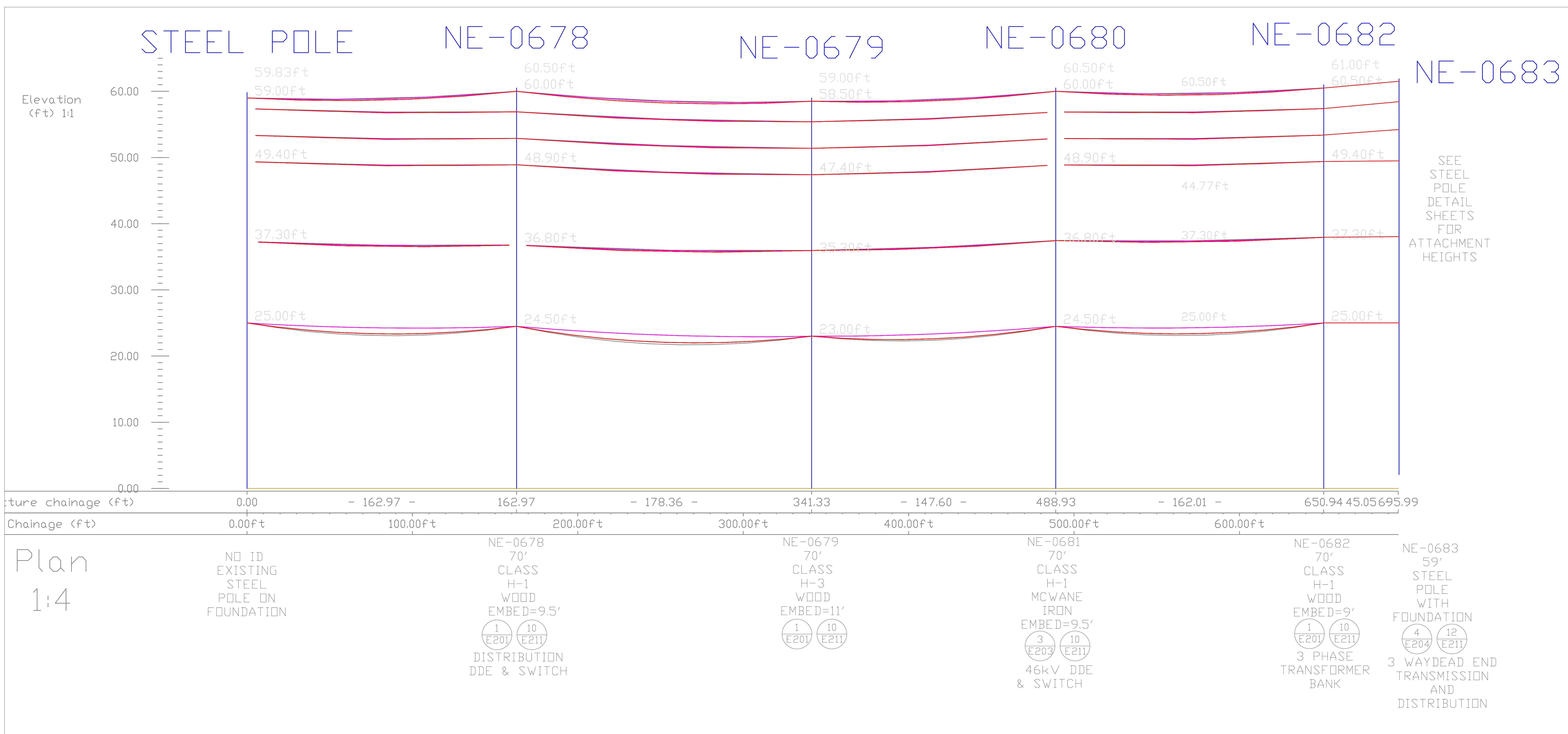
1159 EAST

REV0	05/29/2023	SHEET 2

SPANISH FORK CITY

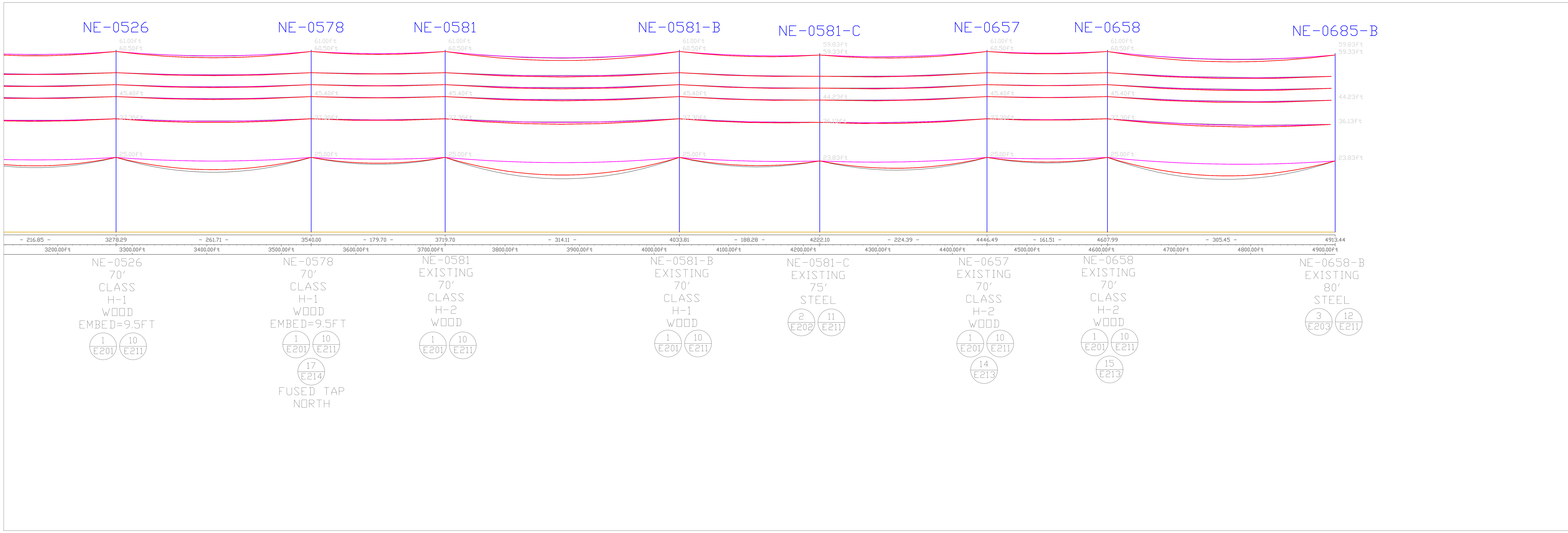
BONNER TO ARGYLE 1150 EAST TO HWY 6 TRANSMISSION REBUILD

46 kV TRANSMISSION LINE WITH DISTRIBUTION UNDERBUILD



N

SPANISH FORK CITY BONNER-ARGYLE TRANSMISSION REBUILD		
REV1	08/04/2023	SHEET 3



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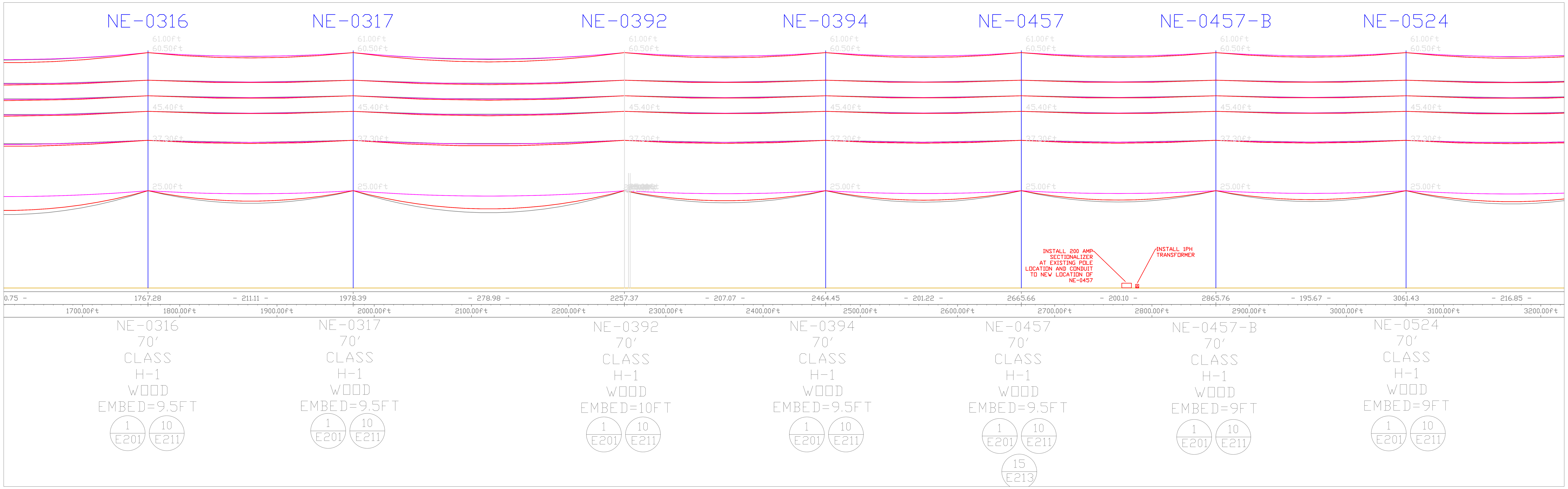
SPANISH FORK CITY
BONNER-ARGYLE TRANSMISSION REBUILD
EAST CENTER STREET SECTION

REV0	05/26/2023	SHEET 4

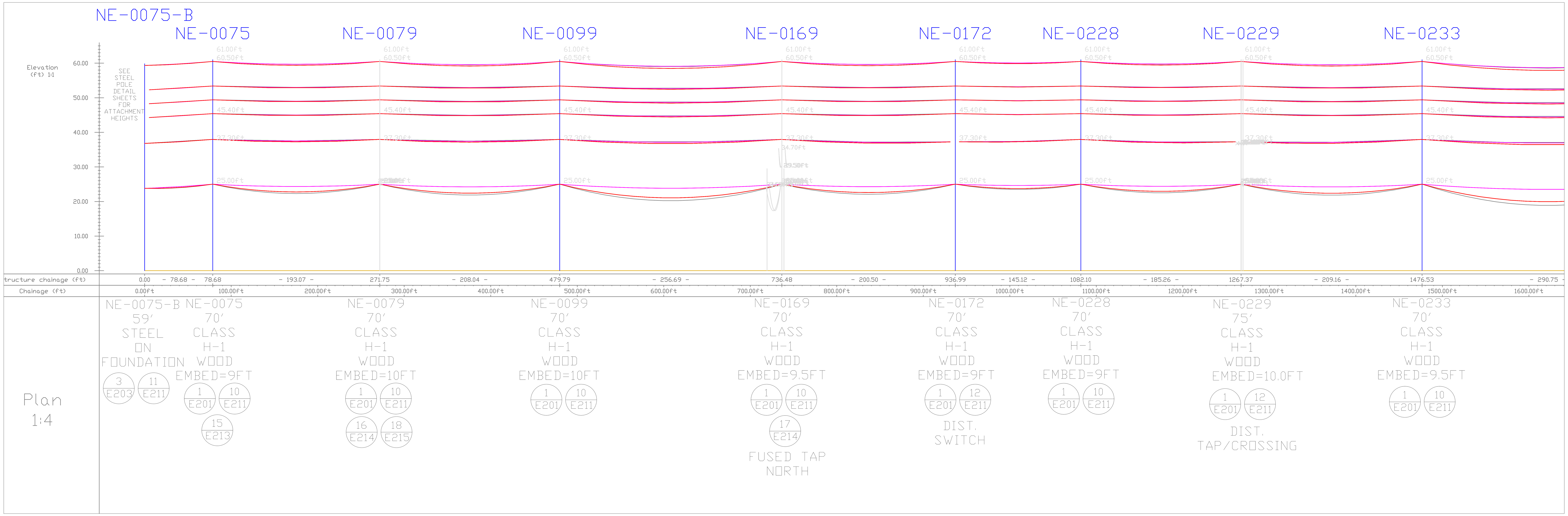


N

SPANISH FORK CITY

BONNER-ARGYLE TRANSMISSION REBUILD
EAST CENTER STREET SECTION

REV0	05/26/2023		SHEET 5

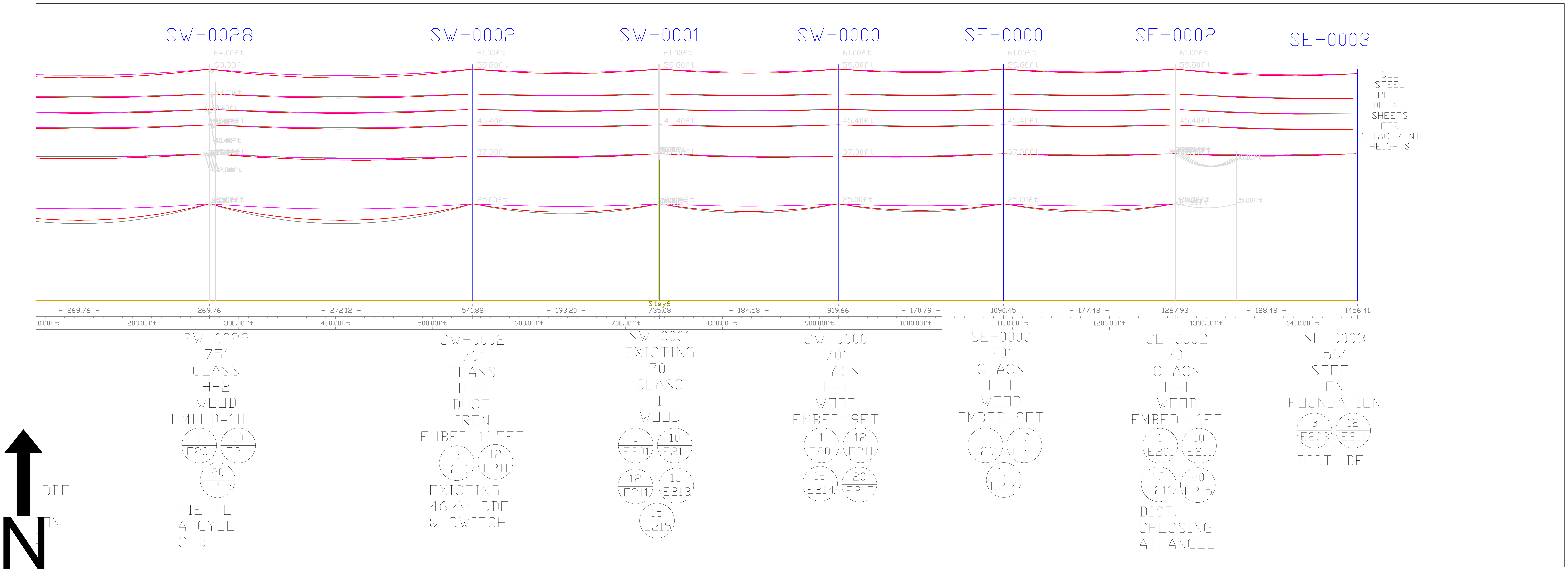


SPANISH FORK CITY

BONNER-ARGYLE TRANSMISSION REBUILD

EAST CENTER STREET SECTION

REV1	08/07/2023	SHEET 6



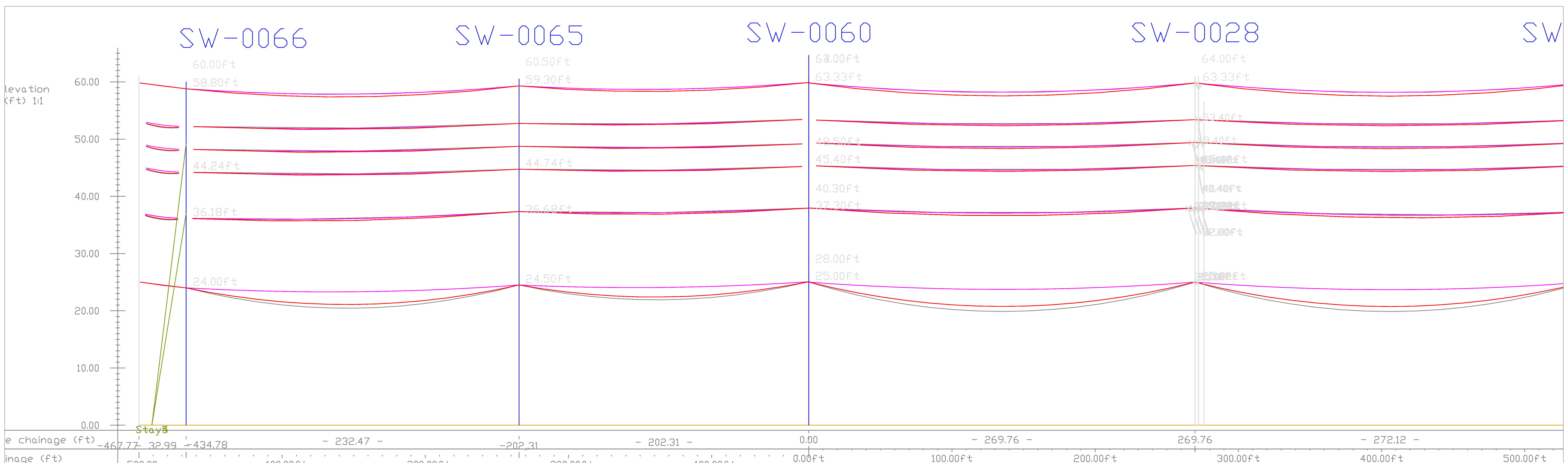
SPANISH FORK CITY

BONNER-ARGYLE TRANSMISSION REBUILD

WEST CENTER STREET SECTION

REV1	08/04/2023	SHEET 7

1 2 3 4 5 6 7 8



SW-0066
70'
CLASS
H-1
WOOD
EMBED=9.5FT
3 E203 20 E215

EXISTING 12.47kV DDE & SWITCH; 46 kV DDE DOWN GUYS & ANCHORS (USE EXISTING) FOR NEW TRANSMISSION 795; SLACK SPAN TO WEST

SW-0065
70'
CLASS
H-1
WOOD
EMBED=9.5FT
1 E201 10 E211 20 E215

SW-0060
70'
CLASS
H-2
MCWANE
IRON
EMBED 10.0'
3 E203 10 E211

EXISTING 46kV DDE & SWITCH NEW TRANSMISSION 795 BOTH SIDES

SW-0028
75'
CLASS
H-2
WOOD
EMBED=11FT
1 E201 10 E211 20 E215

TIE TO ARGYLE SUB

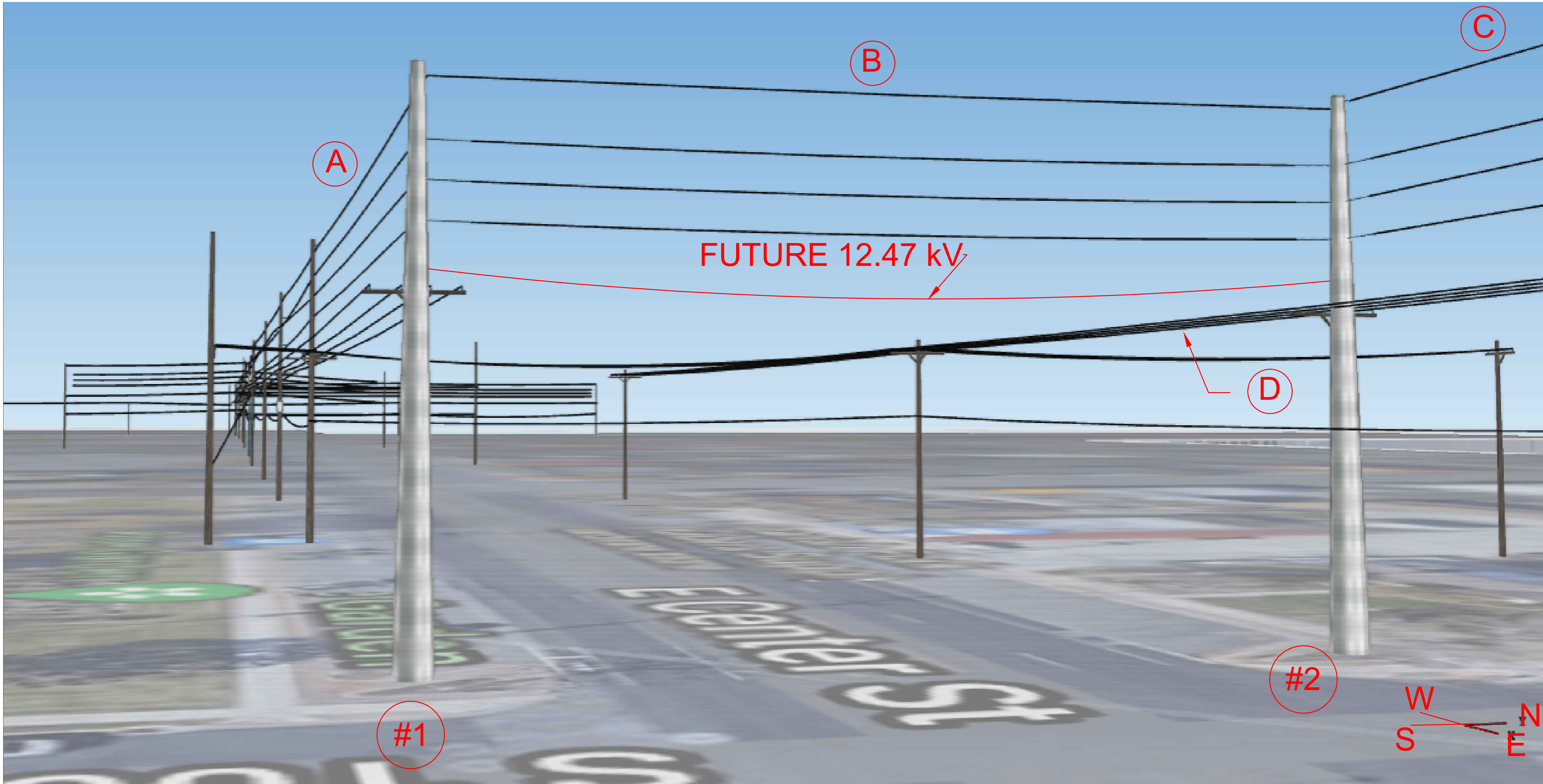
Plan
1:4

N

SPANISH FORK CITY
BONNER-ARGYLE TRANSMISSION REBUILD
WEST CENTER STREET SECTION

REV1	08/04/2023	SHEET 8

1 2 3 4 5 6 7 8



REV. 1	08/07/2023	SPANISH FORK BONNER-ARGYLE TRANSMISSION REBUILD	STEEL POLE DESIGN DRAWINGS	COVER A SHEET 1 OF 7