



**Wednesday, May 6, 2026  
Planning Commission**

**Planning Commission Agenda**

**PUBLIC NOTICE** is hereby given that the Planning Commission of Spanish Fork, Utah, will hold a meeting in the City Council Chambers at Library Hall, on the second floor, 80 South Main Street, Spanish Fork, Utah, with a work session commencing at 5:15 p.m., and the Planning Commission Meeting commencing at 6:00 p.m. on May 6, 2026.

**Planning Commissioners**

**Todd Mitchell  
Shauna Warnick  
Michelle Carroll  
Michael Clayson  
Paul Dayton  
Dave Woodhouse**

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**1. 5:15pm WORK SESSION - No formal actions are taken in a work session.**

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A. THOMAS MULTI-FAMILY CONCEPT REVIEW.

**2. 6:00 Agenda Items**

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**3. Minutes**

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A. April 1, 2026.

**4. Zone Change (Public Hearing)**

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A. STATION 61 - ARGYLE SUBSTATION ZONE CHANGE. This proposal involves changing the zoning from R-O and R-1-6 to P-F to accommodate the development of a new City Fire Station and power substation at 137 West Center Street.

B. ARROWHEAD COMMERCIAL. This proposal involves changing the zoning from R-1-12 to C-2 General Commercial located at approximately 450 West 1675 South.

**5. Project Signage Plans**

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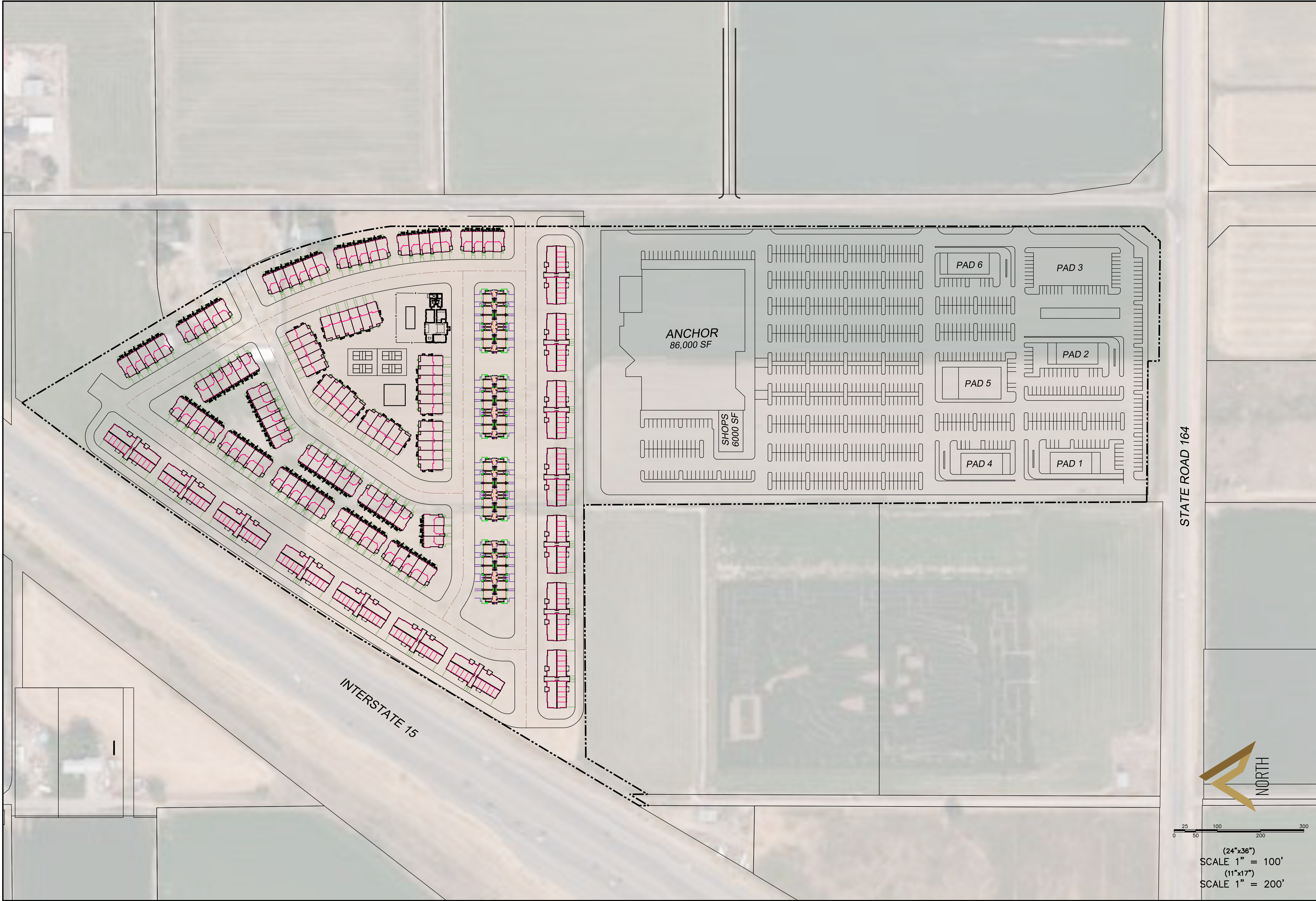
A. MAVERIK CONVENIENCE STORE SIGNAGE PLAN. This proposal involves approval of a signage plan for a convenience store location at 1399 North Main Street.

B. DOUG SMITH PROJECT SIGNAGE PLAN. This proposal involves the approval of a signage plan for a proposed auto dealership located at approximately 200 East 2940 North.

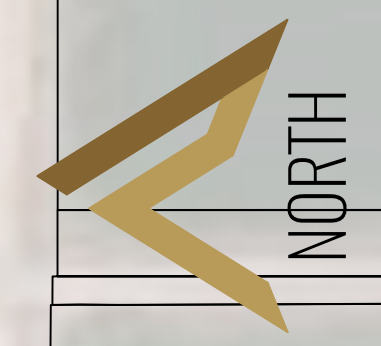
**6. Adjourn**

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End



(24"x36")  
 SCALE 1" = 100'  
 (11"x17")  
 SCALE 1" = 200'



CONCEPTUAL PLAN

SPANISH FORK, UTAH

SHEET NO.

1

NO.	REVISIONS	BY	DATE
12			
11			
10			
9			
8			
7			
6			
5			
4			
3			
2			
1			

THOMAS MULTIFAMILY



**ATLAS ENGINEERING**  
 CIVIL · STRUCTURAL · SURVEYING  
 PHONE: 801-555-0566  
 166 E. 800 N. SUITE A  
 SPANISH FORK, UT 84660



Station 61/Argyle Substation  
Zone Map Amendment  
197 West Center Street  
2.23 acres  
R-O/R-1-6 Zone  
Public Facilities General Plan Designation



**PROPOSAL**

The City applied for a Zone Map Amendment approval for the P-F Zone on the subject property.

The City has received Site Plan approval to construct a new fire station and substation adjacent to 200 West between Center Street and 100 South. The subject property includes two parcels, and the back third of two other parcels, in the R-1-6 Zone and one parcel in the R-O Zone. This Zone Map Amendment would bring the whole project area into the P-F Zone. A legal description will be created for the project area prior to approval by the City Council.

The DRC reviewed the application and forwarded a recommendation to approve the Zone Map Amendment.

**STAFF RECOMMENDATION**

That the proposed Station 61/Argyle Substation Zone Map Amendment be recommended for approval based on the following finding:

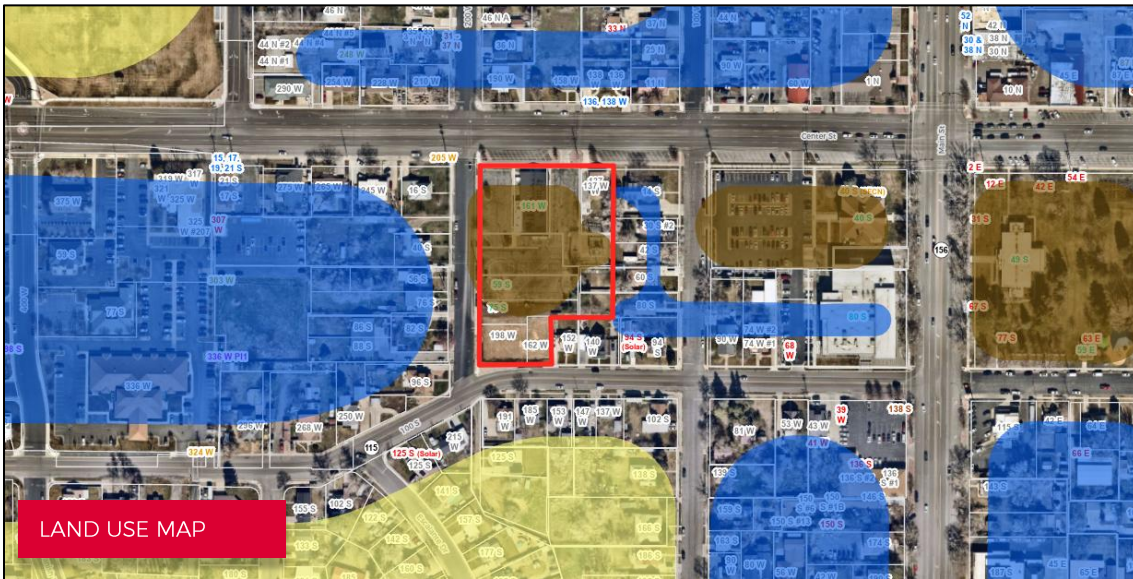
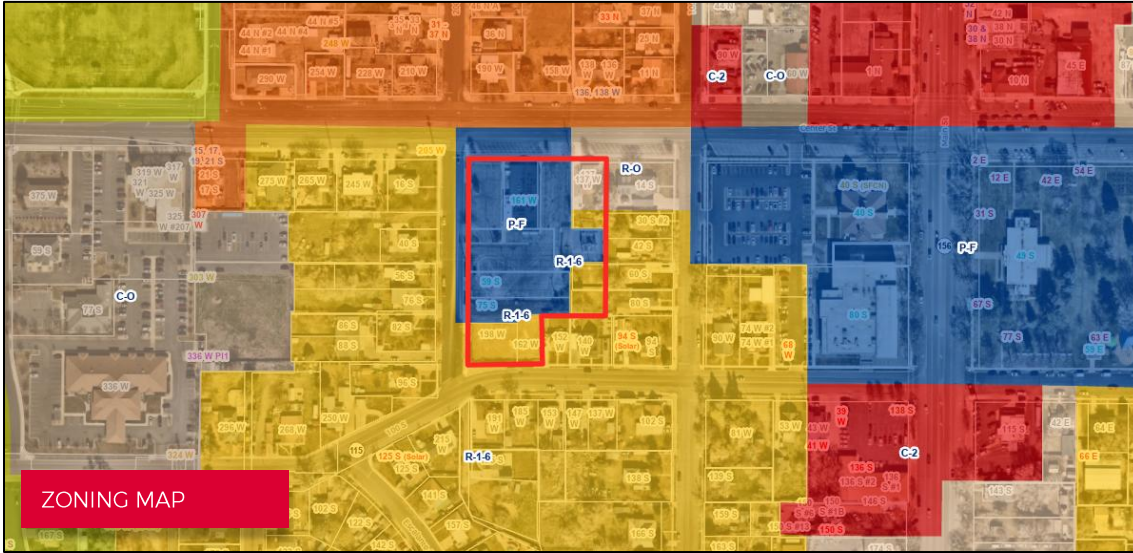
**Finding**

1. That portions of the subject property are currently designated with zones that are not consistent with approved city projects..

**EXHIBITS**

1. Area Maps
2. Site Plan

# EXHIBIT 1







Arrowhead Commercial  
 Zone Change  
 450 West 1675 South  
 0.90 acres  
 C-2 General Commercial  
 General Plan Designation  
 Commercial



**PROPOSAL**

This proposal would change the zoning of property from R-1-12 Residential to C-2 General Commercial which would be an expansion of the current C-2 zoning on the southwest corner at the intersection of Arrowhead Trail and Del Monte Road. The area in the C-2 zone was previously expanded by the City Council on June 7, 2022. The proposal would increase the commercial area to approximately 4 acres.

The General Plan encourages commercial uses at the corner. The area of expansion was previously proposed as two deep residential lots on the Preliminary Plat for an adjacent Master Planned Development. Even with excluding those two residential lots, the Preliminary Plat will still comply with the minimum average lot size requirement for a Master Planned Development. The average lot size would be 12,304 square feet.

The Municipal Code and the General Plan indicate that areas in the C-2 General Commercial Zone are intended to provide for a wide range of commercial uses designed to serve neighborhood, community and regional needs. Commercial land is highly location-sensitive, with success often depending on visibility, access, and proximity to major transportation corridors and population centers. Because suitable sites for commercial activity are limited, preserving these locations for commercial use is critical to sustaining the city's economic base and ensuring convenient access to goods and services for residents.

The proposed commercial area would continue to abut a future residential lot but with a shorter distance along the shared property line. Appropriate buffering such as landscaping, increased setbacks and a masonry wall will be required with the future commercial site plan review to reduce potential impacts on the residential lot.

The Development Review Committee (DRC) reviewed the proposal on April 29, 2026, and recommends approval based on the findings and subject to the condition below.

The DRC discussed the status of ongoing environmental work and potential access to the commercial lots. The DRC encouraged pursuing an access off of Arrowhead Trail in addition to any accesses off of Hillcrest Drive. The DRC indicated that cross access agreements will need to be put in place with the future subdivision plat and site plans. It was noted that building orientation for the commercial lots will be reviewed with the future site plans. This area is part of the future Phase 6 of the Arrowhead Subdivision.

Some of the key issues to consider are: environmental, access and subdivision improvements.

**STAFF RECOMMENDATION**

That the proposed Arrowhead Commercial Zone Change be recommended for approval based on the following findings and subject to the following condition:

**Findings**

1. That the proposal is consistent with the City's General Plan Designation of Commercial.
2. That the proposal will provide for the expansion of a conveniently located commercial area.
3. That the proposal will provide services to residents of Spanish Fork and expand the City's sales tax base.

4. That the proposal will promote commercial uses at a major intersection.
5. That the proposal is adequately sized to minimize the potential impacts on the residential area.

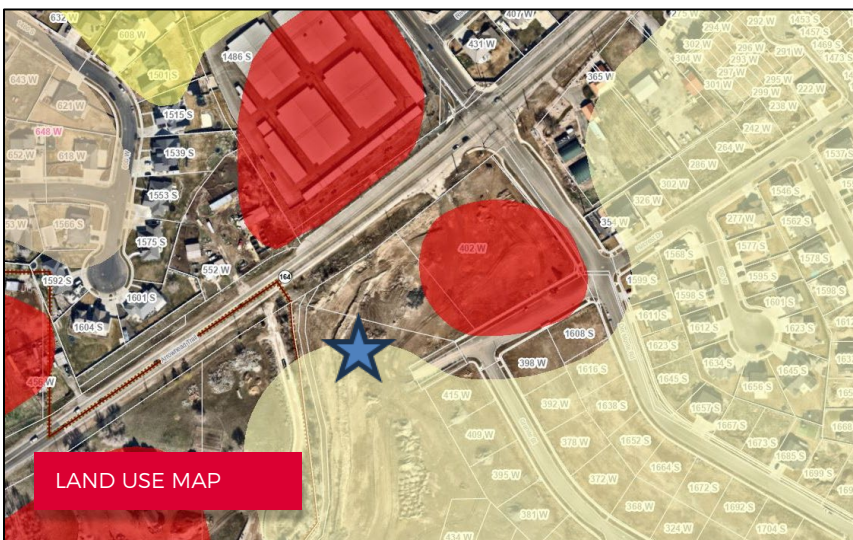
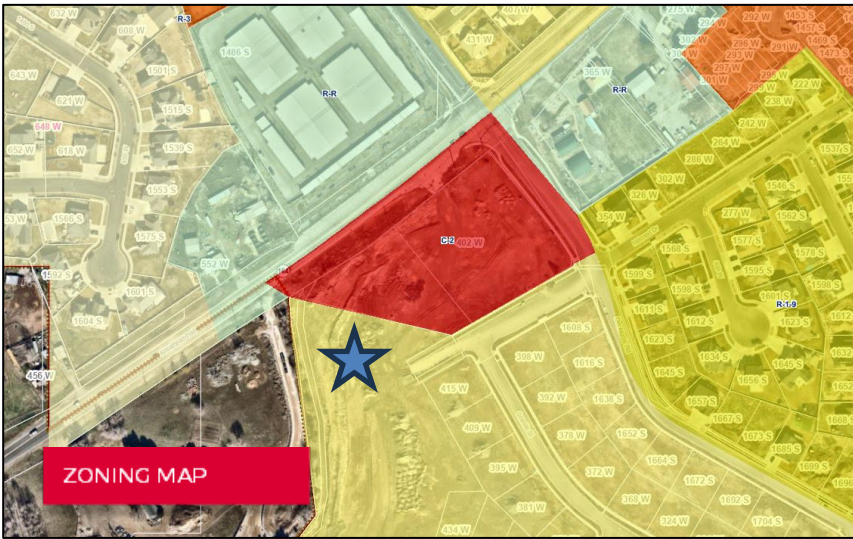
### Condition

1. That the Applicant explores the prospect of having access to the subject property from Arrowhead Trail with UDOT, and that they be prepared to report on whether that access is possible and if so, where it would be and generally what type of access it would be prior to the Zone Change being presented to the City Council.

## EXHIBITS

1. Area Maps
2. Request
3. Layout

# EXHIBIT 1



## EXHIBIT 2

**Spanish Fork City**  
**Planning & Zoning Department**  
40 South Main Street  
Spanish Fork, Utah 84660

**Re: Request for Zoning Change – Arrowhead Subdivision Parcel No. 25:028:0128  
(Preliminary Plat Parcels 147 & 192)**

Dear Planning Staff and Members of the Planning Commission,

I am writing to formally request a zoning change for two preliminary platted parcels located within **Parcel No. 25:028:0128**, identified on the approved preliminary plat as **Parcels 147 and 192**. Together, these parcels comprise approximately **0.96 acres**. The properties are currently zoned **R-12 (Residential)**, and we respectfully request a rezoning to **C-2 (General Commercial)**.

The primary purpose of this request is to allow these parcels to be incorporated into the **adjacent commercial site plan**, which will significantly improve **site circulation, access, and internal traffic flow**. Rezoning these parcels will enable a more cohesive and functional commercial layout, reducing potential traffic conflicts and improving overall safety and efficiency for both vehicular and pedestrian movements.

Additionally, this request will **eliminate two irregularly shaped residential lots** that present practical challenges for development and long-term livability. Due to their size, configuration, and proximity to existing and planned commercial uses, these parcels are better suited for commercial use and integration rather than standalone residential development.

We believe the proposed rezoning:

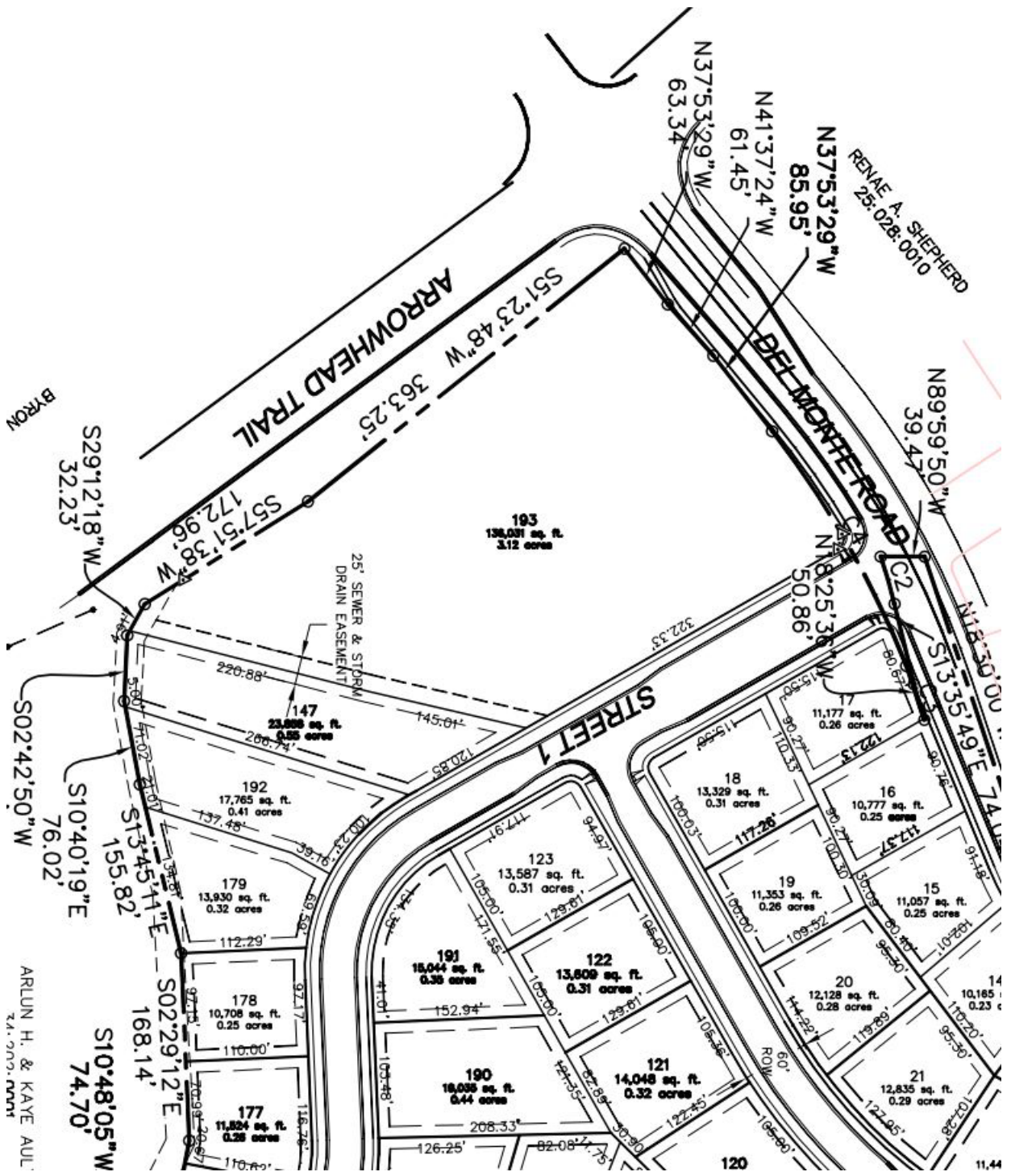
- Enhances traffic circulation and site functionality for the adjacent commercial development
- Eliminates suboptimal residential parcels that are poorly suited for residential use
- Improves compatibility between land uses in the immediate area
- Supports orderly growth and development consistent with the City's long-range planning objectives

We respectfully request that this rezoning application be scheduled for review by the Planning Commission and City Council. We are happy to provide additional exhibits, traffic information, or site plan concepts as needed to support the City's review.

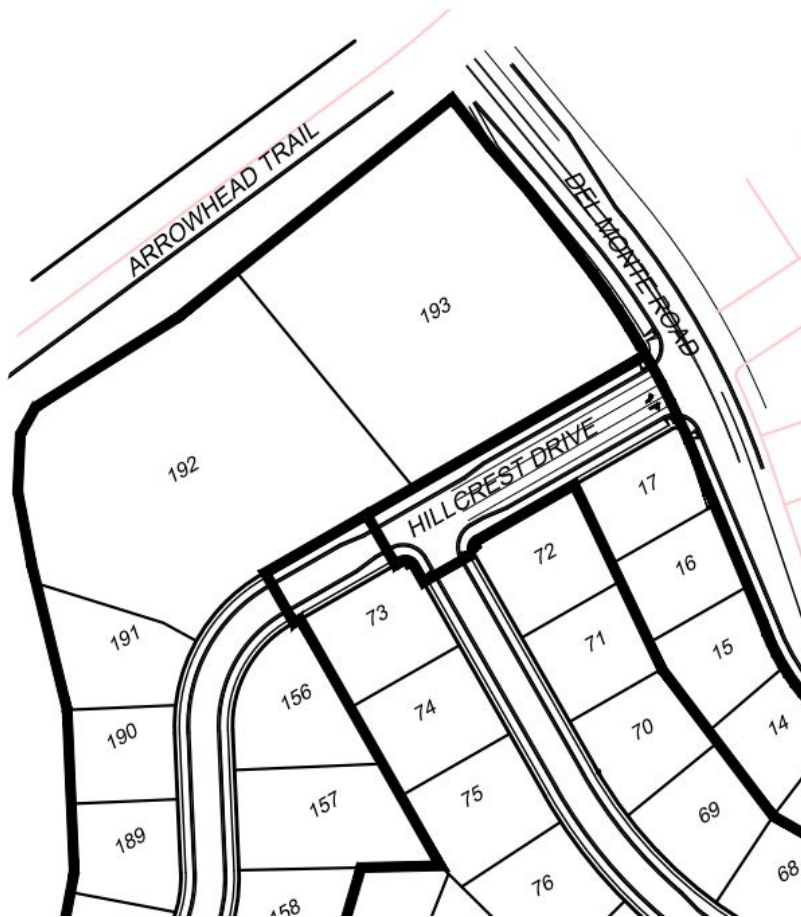
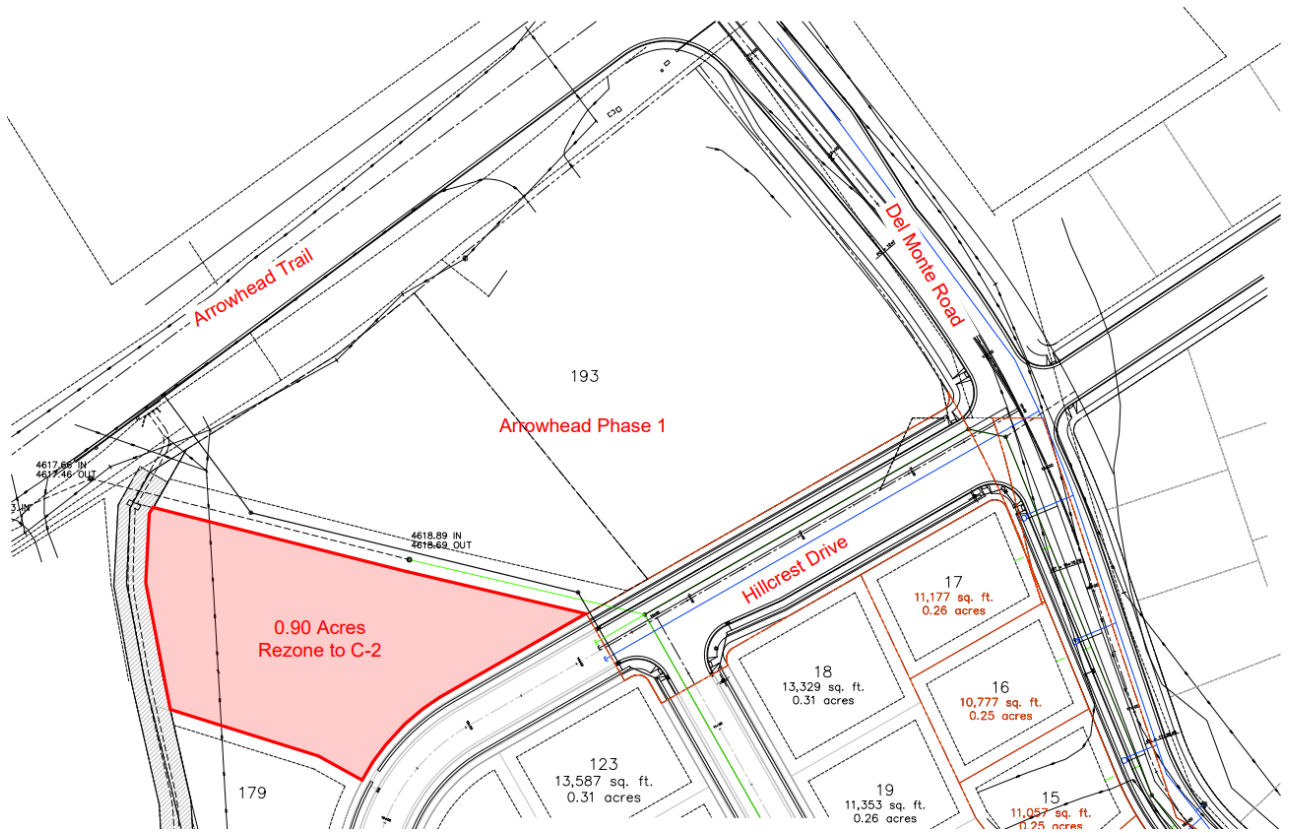
Thank you for your time and consideration. We appreciate the City's continued collaboration and look forward to working with staff throughout this process.

Sincerely,

**Clayton Rackham**



**EXHIBIT 3**





**TO:** Spanish Fork City Mayor and Council

**FROM:** Ian Bunker, Community Development

**DATE:** May 6, 2026

**RE:** Proposed Maverik Project Signage Plan

Maverik is proposing a Project Signage Plan (PSP) at 1339 North Main Street for a potential new fuel and convenience store location. This PSP includes 12 unique sign designs that, when accounting for duplicates, total 46 signs for the site. These range from freestanding pole signs to interior food vendor signage.

Applications for Project Signage Plan approval allow the City Council to consider approving project-specific signage that does not conform to City's requirements. Project Signage Plans have previously been approved for projects like Canyon Creek, Target and two industrial developments.

The only proposed signage that does not conform to the City's sign ordinance is the height, copy area, and quantity of the freestanding signs. Under 5.36.050.C, freestanding pole signs may only be a maximum height of 35 feet, have a maximum copy area of 200 square feet, and only one may be permitted on the site. This proposal includes three freestanding pole signs at heights of 80 feet (Sign 01), 30 feet (Sign 02), and 21.5 feet (Sign 12) respectively. These have copy areas of approximately 1,193 square feet (Sign 01), 211 square feet (Sign 02), and 108 square feet (Sign 12). Signs 01 and 02 will be located along Main Street while Sign 12 will be located in the southwest corner of the property. All other proposed signage in the Maverik PSP conforms to the City's sign ordinance.

A relevant comparison is the previously approved PSP for Canyon Creek. That proposal included freestanding pole signs reaching 100, 65, 51, and 45 feet in height, which exceeded the maximum height allowances to a greater degree than Maverik is currently proposing. The Canyon Creek project also included multiple monument signs in addition to the pole signs, exceeding the standard limits on the total number of permitted signs.

attachments: Proximity Map  
Project Signage Plan Sign Plan

Proximity Map



# Proposed Signage



New Store Sign Package by



### Salt Lake Region

Salt Lake Office  
1605 South Gramercy Road  
Salt Lake City, UT 84104  
801-487-9481

### Version

OPV-76178-RS  
Date: 03.03.2026

### Address

Maverik #UT-0670  
Main St & 1400 N St  
Spanish Fork, UT 84660

### R1 REVISION NOTES

ART 01 **MAP** UPDATED DIGITAL FLATWORK  
ART 02 **SIGN 02** UPDATED DESIGN LAYOUT

### R2 REVISION NOTES

ART 01 **MAP** UPDATED DIGITAL FLATWORK

### R3 REVISION NOTES

ART 01 **MAP** ACCOSED NEWLAMP  
ART 02 **SIGN 02** UPDATED DIGITAL FLATWORK  
ART 03 **SIGN 02** UPDATED DIGITAL FLATWORK

### R4 REVISION NOTES

ART 02 **MAP** UPDATED DIGITAL FLATWORK  
ART 03 **SIGN 01** UPDATED DESIGN

### R5 REVISION NOTES

ART 02 **MAP** UPDATED DIGITAL FLATWORK  
ART 03 **SIGN 01** UPDATED DESIGN

### TYPOGRAPHY NOTE

All vertical typography dimensions specified in this package are based upon the measurement from the baseline to the cap line of an uppercase letter 'T'. The height of descenders and ascenders, below and above the baseline and cap-line respectively, are not included in the measurements unless specifically noted.



### COLOR MATCHING NOTE

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**Revisions**

No.	Date	Description
01	01/21/2020	MT
02	01/22/2020	MT
03	01/23/2020	MT
04	02/02/2020	MT
05	02/11/2020	MT
06	02/03/2020	MT
07		
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09		
10		

**Approval**

Client Sign/Date  
 \_\_\_\_\_  
 \_\_\_\_\_

**Maverik #UT-0670**

Main St. & 1400 N. St.  
 Spanish Fork, UT 84606  
 Asst. Eng. Matthew F. Wynn  
 Designer: Wang Tenzon

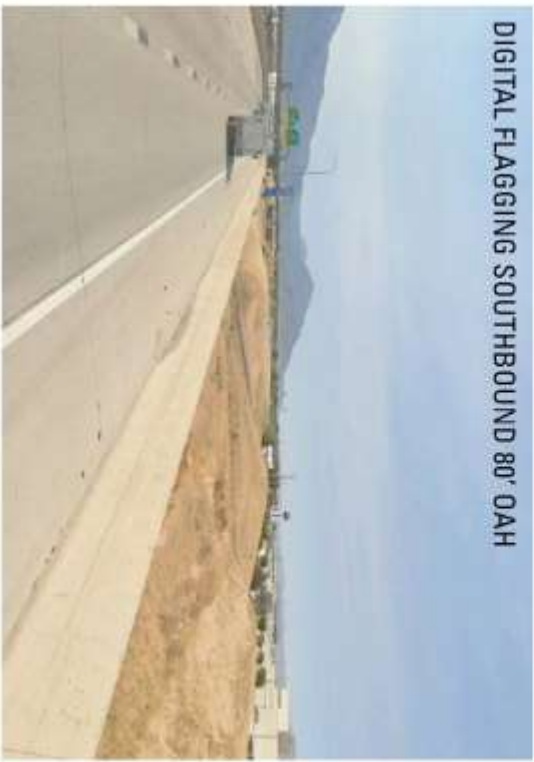
OPY-76178 R5

**ART 0.1**





OPTIMAL VIEWING DISTANCE



DIGITAL FLAGGING SOUTHBOUND 80' OAH



DIGITAL FLAGGING NORTHBOUND 80' OAH



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**Revisions**

No.	Date / Description
01	01.23.2025 AIT
02	01.28.2025 AIT
03	02.06.2025 AIT
04	01.11.2025 AIT
05	02.03.2025 AIT
06	-
07	-
08	-
09	-
10	-

**Approval**

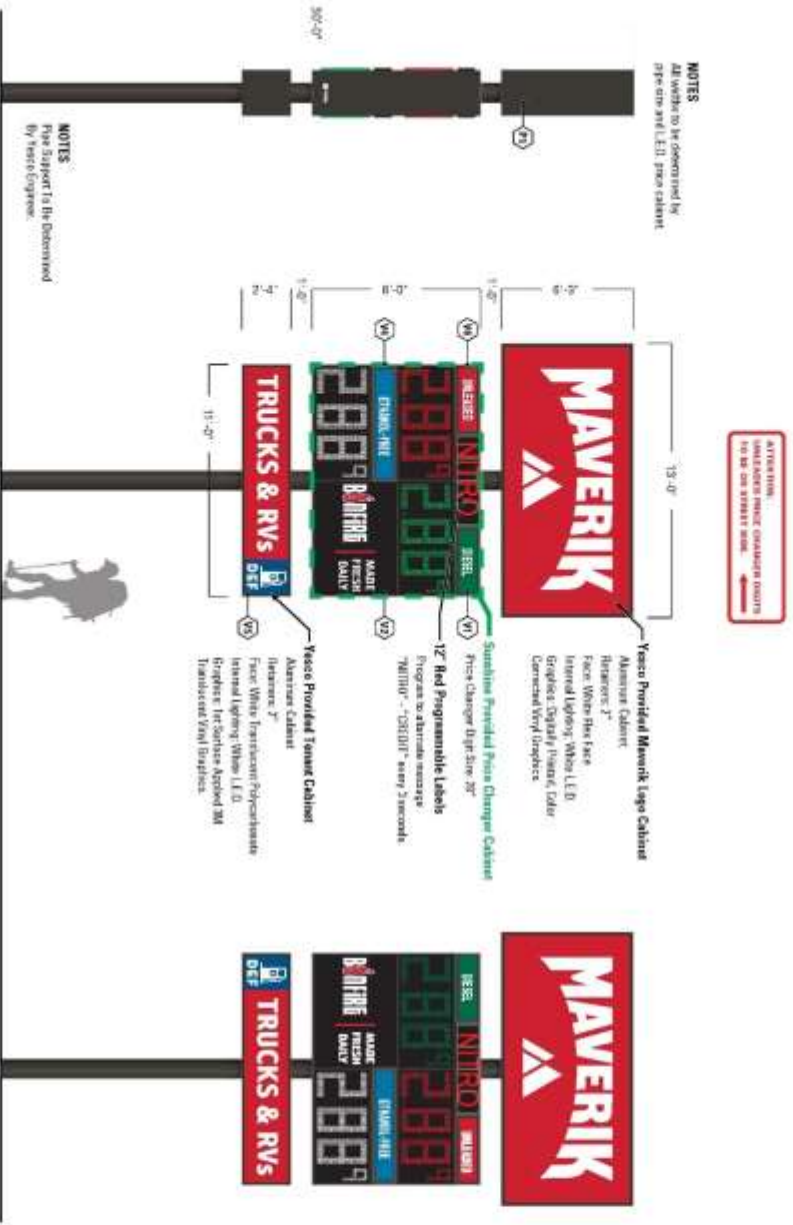
Author: [Name]  
 Designer: [Name]  
 Checker: [Name]  
 Engineer: [Name]  
 Project Manager: [Name]  
 Client: [Name]

**Maverik #UT-0670**  
 Main St & 1400 N St  
 Spanish Fork, UT 84640  
 Assoc. Eng. Matthew Swine  
 Designer: Meg Tompkins

**OPY-76178 R5**

**ART 1.0**





**ATTENTION:**  
 DIMENSIONS PRINTED ON THESE DRAWINGS TO BE ON SEPARATE SHEET.

**NOTES**  
 All widths to be determined by  
 pipe size and LED pipe radius

**NOTES**  
 Pole Support is to be Determined  
 by VESCO/Engineer

**2 SIGN 02 - SIDE VIEW**  
 SCALE: SIGN = 1" = 8' (1/8")

**1 SIGN 02 - MID RISE SINGLE POLE LAYOUT (FRONT VIEW)**  
 SCALE: SIGN = 1" = 8' (1/8")

**3 SIGN 02 - OPPOSITE VIEW**  
 SCALE: SIGN = 1" = 8' (1/8")

**SCOPE OF WORK**  
 MANUFACTURE & INSTALL ONE (1) DOUBLE  
 FACE MID RISE SINGLE POLE SIGN.

**PERMITTING INFO**  
 AREA: 1963117 - Provided to the customer by the  
 MANOKA LOGS (CABINET) 812117  
 FACE CHARACTER: 811117  
 TOWER CHARACTER: 208117

**COLOR KEY**

RT	306 1020 28 "Black Flat"
RL	306 1020 28 "Black"
BT	306 1020 28 "Black"
BL	306 1020 28 "Black"
VT	306 1020 27 "Black"
VB	306 1020 27 "Black"
VY	306 1020 27 "Bright Blue"
YB	306 1020 25 "Dark Green"
YV	306 1020 25 "Dark Green"

Note: Unless otherwise noted, the colors depicted are  
 the colors of the materials used in the original  
 design. Please refer to color swatches on this  
 drawing for specific color samples. An approval  
 stamp is required.

**ELECTRICAL**  
 POWER AT DISPLAY LOCATION TO BE  
 PROVIDED BY CLIENT. YESCO TO CONNECT  
 POWER TO SIGN.



**DESIGN**  
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 Salt Lake City, UT 84104  
 801.487.8481  
 www.yesco.com

This sign is provided in accordance with the  
 Electrical Specifications of Section 800 of the International  
 Building Code. The inclusion of power grounding and  
 lightning of the sign.

**Revisions**

Rev.	Date/Description
01	01-27-2016 MF
02	01-28-2016 MF
03	02-09-2016 MF
04	02-11-2016 MF
05	03-03-2016 MF
06	
07	
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**Approval**  
 AS (Sign) Date  
 Client Sign/Date

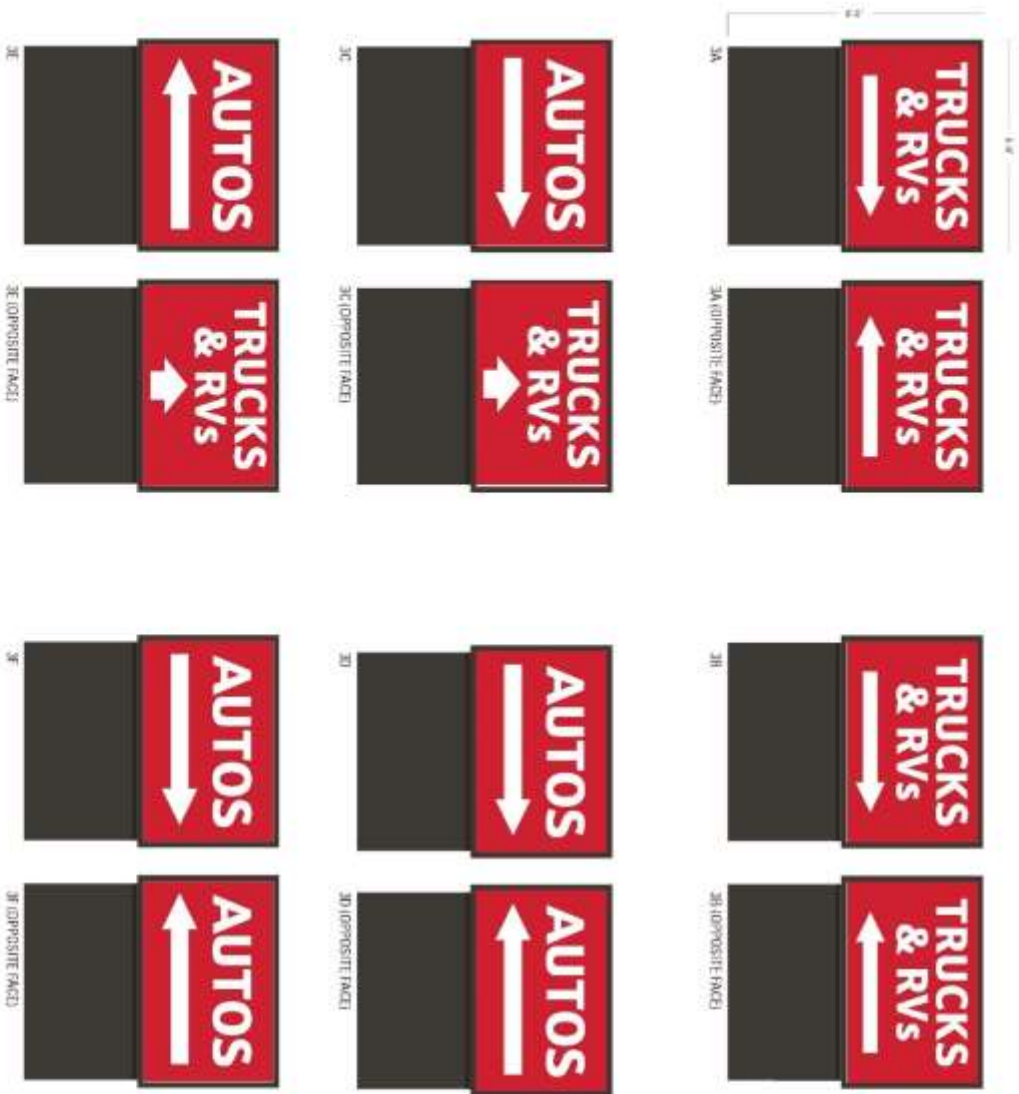
**Maverik #UT-0670**  
 Main St & 1400 N St  
 Spanish Fork, UT 84600  
 Asst. Dir.: Marketing/Plan  
 Designer: Greg Thompson

**OPY-76178 R5**

**ART 3.0**



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1 SIGN 03 (A-F) - DIRECTIONAL SIGNS - KEYSTROKE  
SCALE 3/4" = 1'-0" (1:96)

FRONT VIEW

SCOPE OF WORK  
MANUFACTURE & INSTALL 24 X 36  
DIRECTIONAL SIGNS



1825 South Gamery Rd.  
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801-457-8481

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This sign is installed in accordance with the  
requirements of Utah Code 63-2-201. The  
sign is to be installed in the location and  
color. This includes proper grounding and  
locking of the sign.



Revisions

Rev.	Description
01	01.20.2024 MT
02	01.22.2024 MT
03	01.23.2024 MT
04	02.05.2024 MT
05	02.11.2024 MT
06	03.01.2024 MT
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09	---

JO #

Approval

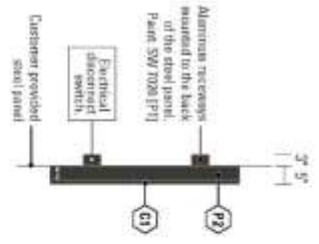
Client Sign / Date

Maverik #UT-0670

Main St & 5400 N St  
Spencer, Fork, UT 84660  
Acct. Name: Maverik Express  
Designer: Max Thompson

OPY-76178 R5

ART 5.0



**2 SIGN 05 - SIDE VIEW**  
SCALE: 3/8" = 1'-0"



**1 SIGN 05 - PAN CHANNEL DISPLAY**  
SCALE: 3/8" = 1'-0"



**3 SIGN 05 - BUILDING ELEVATION**  
SCALE: 3/8" = 1'-0" (1/8")

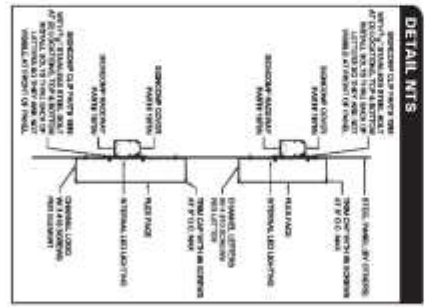
FRONT VIEW

**SCOPE OF WORK**  
INSTALLATION & REMOVAL OF THE SIGN CHANNEL, INTERNALLY ILLUMINATED DISPLAY

**PERMITTING INFO**  
APR 2017 - APPROVED BY THE BOARD OF METRO. IMPROVEMENTS

**COLOR KEY**  
P1: SW 7600 BLACK/GR  
P2: FIVE POINTS WHITE  
P3: FIVE POINTS WHITE  
P4: FIVE POINTS WHITE  
P5: FIVE POINTS WHITE

**ELECTRICAL**  
POWER AT DISPLAY LOCATION TO BE PROVIDED BY CLIENT. YES/NO TO COMPLETE



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**YESCO**

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Rev.	Date	Description
01	01.20.2018	MF
02	01.27.2018	MF
03	01.26.2018	MF
04	02.09.2018	MF
05	02.11.2018	MF
06	02.03.2018	MF
07	...	...
08	...	...
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10	...	...

**Approval**

Client Sign / Date

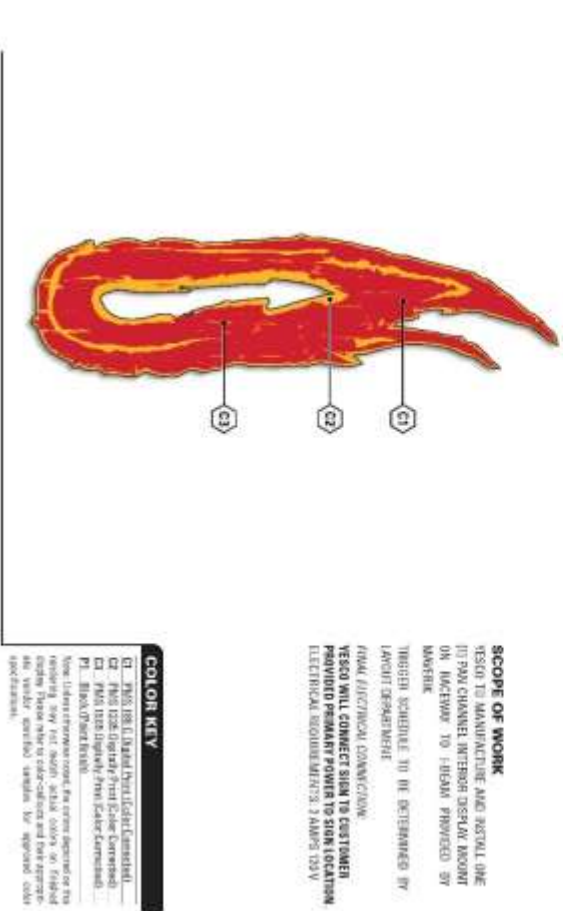
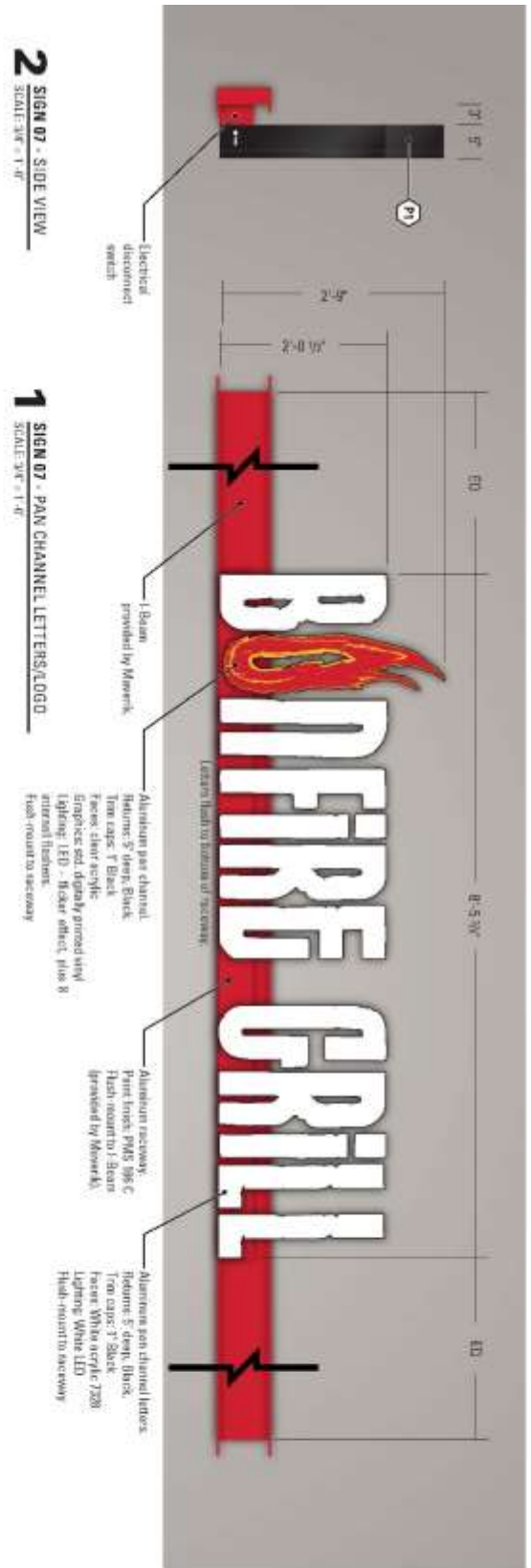
**Maverik #UT-0670**  
Main St & 1000 N St  
Spanish Fork, UT 84560  
Arch: Eric Bergman/When  
Designer: Wey Theissen

OPV-76178 R5  
**ART 7.0**





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**REVISIONS**

No.	Date / Description
01	01.27.2025 MIT
02	01.28.2025 MIT
03	02.03.2025 MIT
04	02.11.2025 MIT
05	02.03.2025 MIT
06	---
07	---
08	---

**JO #**

**Approval**

A/E Sig./Date

Client Sig./Date

**Maverik #UT-0670**

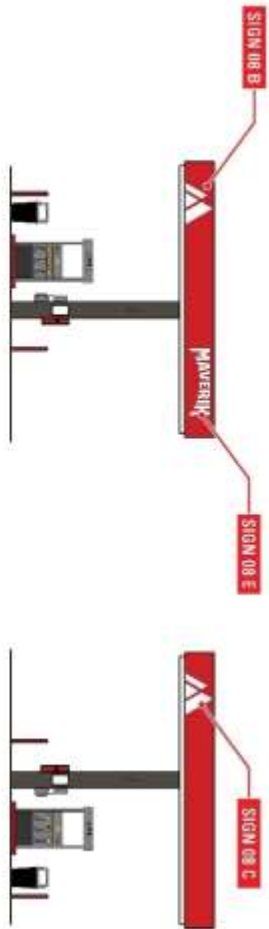
Main St. & 1400 N St.  
Spanish Fork, UT 84480

Design: Mary Thompson

OPV-76178 R5

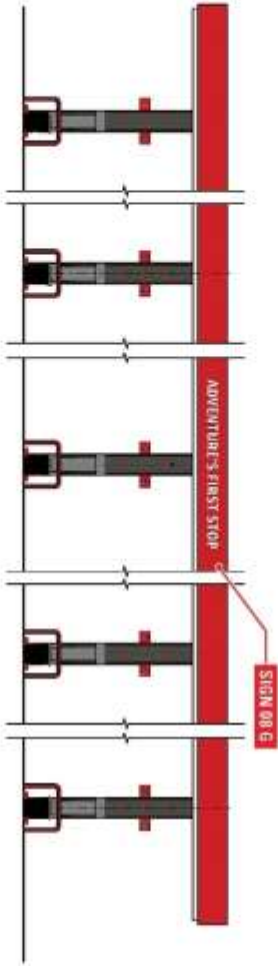
**ART 10.0**

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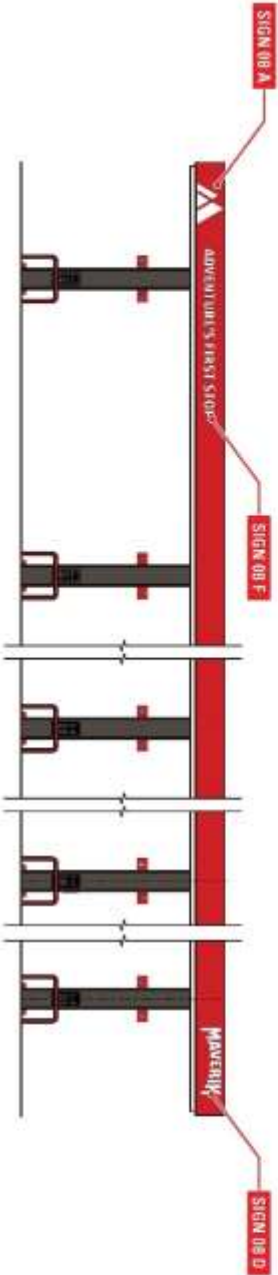


**3 FUEL CANOPY ELEVATION - END ELEVATION**  
SCALE: 3/32" = 1" @ 11'-0"

**4 FUEL CANOPY ELEVATION - END ELEVATION**  
SCALE: 3/32" = 1" @ 11'-0"



**1 FUEL CANOPY ELEVATION - BUILDING SIDE**  
SCALE: 3/32" = 1" @ 11'-0"



**2 FUEL CANOPY ELEVATION - STREET SIDE**  
SCALE: 3/32" = 1" @ 11'-0"

**SCOPE OF WORK**

NOTE: THIS DRAWING WAS CREATED TO ASSIST WITH VISUALIZING THE PHYSICAL LOCATION FOR THE HIGH FLO FUEL CANOPY SIGNS FOR A COMPLETE DETAIL OF THE HIGH FLO FUEL CANOPY REFER TO THE ARCHITECTURAL DRAWINGS PROVIDED BY MAVERIK, INC.



DESIGN  
1905 South Granaryway Rd.  
Salt Lake City, UT 84104  
801.487.8481

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This sign is installed in accordance with the requirements of the Utah Department of Transportation. The sign is made of aluminum and is weather resistant. The sign is made of aluminum and is weather resistant. The sign is made of aluminum and is weather resistant.

**Revisions**

Rev.	Date / Description
01	01.20.2024 MT
02	01.27.2024 MT
03	01.29.2024 MT
04	02.05.2024 MT
05	02.11.2024 MT
06	02.12.2024 MT
07	02.13.2024 MT
08	02.14.2024 MT
09	02.15.2024 MT
10	02.16.2024 MT
11	02.17.2024 MT
12	02.18.2024 MT
13	02.19.2024 MT
14	02.20.2024 MT
15	02.21.2024 MT
16	02.22.2024 MT
17	02.23.2024 MT
18	02.24.2024 MT
19	02.25.2024 MT
20	02.26.2024 MT
21	02.27.2024 MT
22	02.28.2024 MT
23	02.29.2024 MT
24	02.30.2024 MT

**JO #**

**Approval**

Art. Elevation

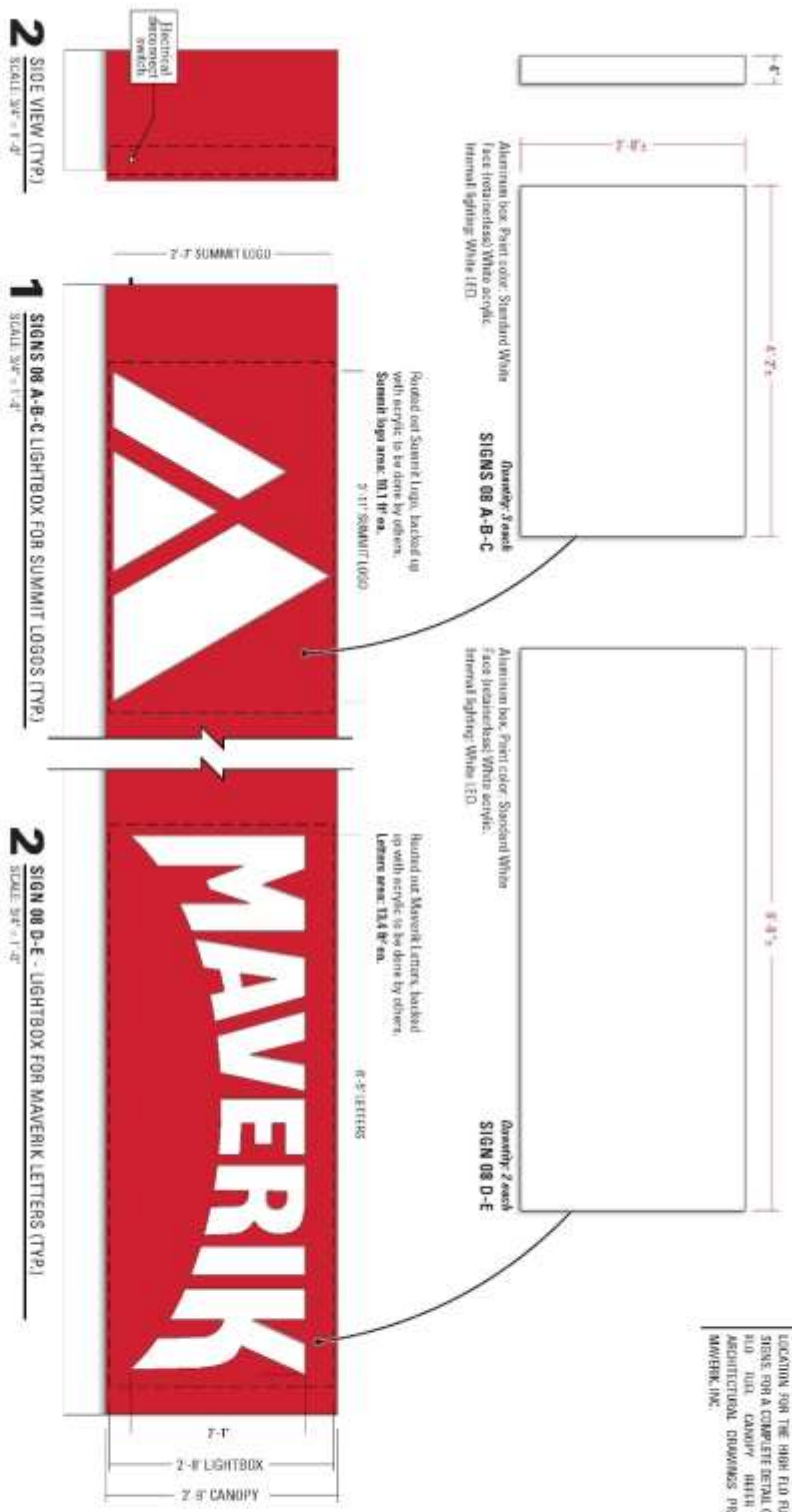
Date Sign / Date

**Maverik #UT-0670**

Main St & 1400 N St.  
Spanish Fork, UT 84660  
Acc. Exec: Barbara Wren  
Designer: Day Thompson

OPV-76178 R5

**ART 11.0**



**SCOPE OF WORK**

**NOTE:** THIS DRAWING WAS CREATED TO ASSIST YOU VISUALIZING THE TYPICAL LOCATION FOR THE HIGH FLO FUEL CANOPY SIGNS FOR A COMPLETE DETAIL OF THE HIGH FLO FUEL CANOPY REFER TO THE ARCHITECTURAL DRAWINGS PROVIDED BY MAVERIK, INC.

**DESIGN**

1805 South Greenercy Rd.  
Salt Lake City, UT 84104  
801.487.8481

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**Revisions**

No.	Date / Description
R1	01.23.2015 MF
R2	01.27.2015 MF
R3	01.28.2015 MF
R4	02.09.2015 MF
R5	02.11.2015 MF
R6	02.19.2015 MF
R7	
R8	
R9	
R10	

This sign is intended to be installed with the requirement of a 60" or greater clearance above the sign. The sign is to be installed on the back of the building of the sign.

**Approval**

AE Sign / Date

Client Sign / Date

**Maverik #UT-0670**

Main St & 1400 N St.  
Shoreville Park, UT 84060  
Attn: Eric Anderson / Owner  
Design: King / Designer

**OPV-76178 R5**

**ART 12.0**



**3 FUEL CANOPY ELEVATION - END VIEW**  
SCALE: 3/32" = 1'-0" (1:120)

**4 FUEL CANOPY ELEVATION - END VIEW**  
SCALE: 3/32" = 1'-0" (1:120)



**1 FUEL CANOPY ELEVATION - STREET SIDE**  
SCALE: 3/32" = 1'-0" (1:120)



**2 FUEL CANOPY ELEVATION - BUILDING SIDE**  
SCALE: 3/32" = 1'-0" (1:120)

**SCOPE OF WORK**

NOTE: THIS DRAWING WAS CREATED TO ASSIST YOU VISUALIZING THE PHYSICAL LOCATION FOR THE SIGN AND CANOPY SIGNS FOR A COMPLETE DETAIL OF THE HIGH RFD FUEL CANOPY HELD TO THE ARCHITECTURAL DRAWINGS PROVIDED BY MAVERIK, INC.



1805 South Grangerwy Rd  
Salt Lake City, UT 84104  
801.487.8481

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The colors shown are only approximate and any color differences shall be made prior to the final production. They may vary slightly to color from your computer monitor or print.

This sign is installed in accordance with the Department of Public Safety's Utah Sign Code. This includes proper mounting and height of the sign.

**Revisions**

No.	Date / Description
01	01/20/2016 MT
01	01/27/2016 MT
02	01/28/2016 MT
03	02/06/2016 MT
04	02/11/2016 MT
05	02/03/2016 MT
06	
07	
08	
09	

J0 #

Approval

A.S. Sign / Date

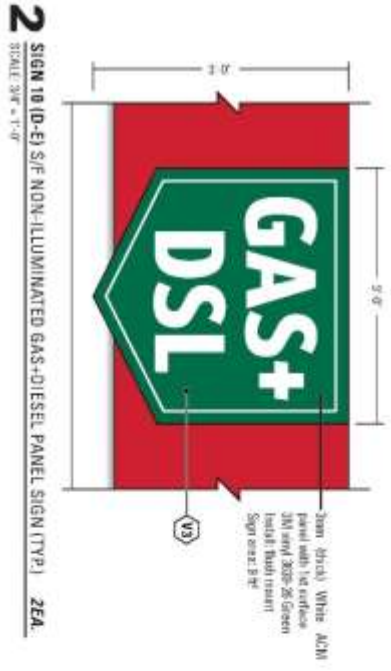
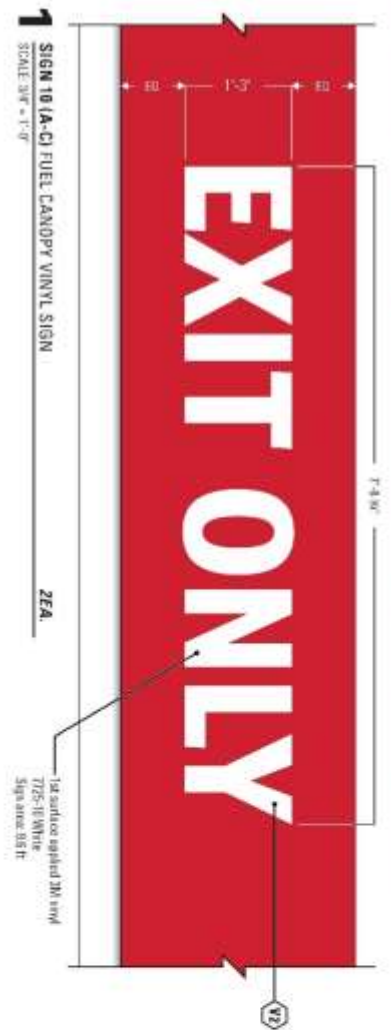
Client Sign / Date

**Maverik #UT-0670**

Main St & 1400 N St  
Spanish Fork, UT 84603  
Aunt Faye's Mexican/BBQ  
Designer: Ming Thompson

OPY-76178 R5

**ART 13.0**



**SCOPE OF WORK**  
NOTE: THIS DRAWING WAS CREATED TO ASSIST YOU VISUALIZE THE TYPICAL LOCATION FOR THE HIGH FUEL CANOPY SIGNS FOR A COMPLETE DETAIL OF THE HIGH FUEL CANOPY REFER TO THE ARCHITECTURAL DRAWINGS PROVIDED BY MAVERIK, INC.

**DESIGN**  
1505 South Gramercy Rd.  
Salt Lake City, UT 84104  
801-457-8481  
www.yesco.com

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The above drawings are only approximate and are not intended to be used for construction. The final product may vary slightly in size and color from the computer generated file.

This sign is intended to be installed on a wall or other vertical surface. The installation should be in accordance with the manufacturer's instructions and local codes. The installer is responsible for the location and leveling of the sign.



**Revisions**

No.	Date / Description
01	10/20/2025
02	11/27/2025
03	12/08/2025
04	02/02/2026
05	02/11/2026
06	02/03/2026
07	
08	
09	

**JO #**  
**Approval**

Client Sign/Date  
SAC Sign/Date

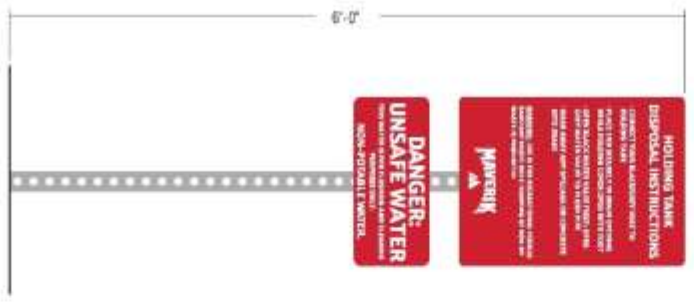
**Maverik #UT-0670**  
Main St. & 5400 N St.  
Spanish Fork, UT 84666  
Attn: Isaac Mathew Fisher  
Designer: Max Thompson

**OPV-76178 R5**

**ART 14.0**



**1** SIGN 10 - SINGLE FACE PANEL SIGN DETAIL  
SCALE: 3/4" = 1'-0"



**2** SIGN 10 - POST MOUNTED SIGN  
SCALE: 3/4" = 1'-0"

**SCOPE OF WORK**  
SIGNIFY & INSTALL ONE (1) SINGLE FACE NON-ILLUMINATED POST MOUNTED SIGN.

**PERMITTING INFO**  
AREA: 4371  
WHD: 804006828

**COLOR KEY**

**R1** - 3M PPS1010 (HEX) 281  
**R2** - 3M PPS1010 (HEX) 281  
This sign requires the use of color dependent on the project. Please refer to color tables and specifications for color dependent on the project. Please refer to color tables and specifications for color dependent on the project.



**DESIGN**  
1825 South Gannery Rd.  
Salt Lake City, UT 84104  
801.487.8481

www.yesco.com

This drawing is intended to be used as a guide only. The final product may vary slightly in color from the color shown on the drawing. The color shown on the drawing is not a guarantee of color. The color shown on the drawing is not a guarantee of color. The color shown on the drawing is not a guarantee of color.

**Revisions**

No.	Date / Description
1	01.21.2026 M1
2	01.21.2026 M1
3	01.21.2026 M1
4	01.21.2026 M1
5	01.21.2026 M1
6	01.21.2026 M1
7	01.21.2026 M1
8	01.21.2026 M1
9	01.21.2026 M1
10	01.21.2026 M1

**Approval**

K/S 5/9/19/19

Client Sign / Date

**Maverik #UT-0670**

Main St & 1400 N St  
Spanish Fork, UT 84660  
East Gate - Redwood 1/10/19  
Designer: Doug Thompson

**OPY-76178 R5**

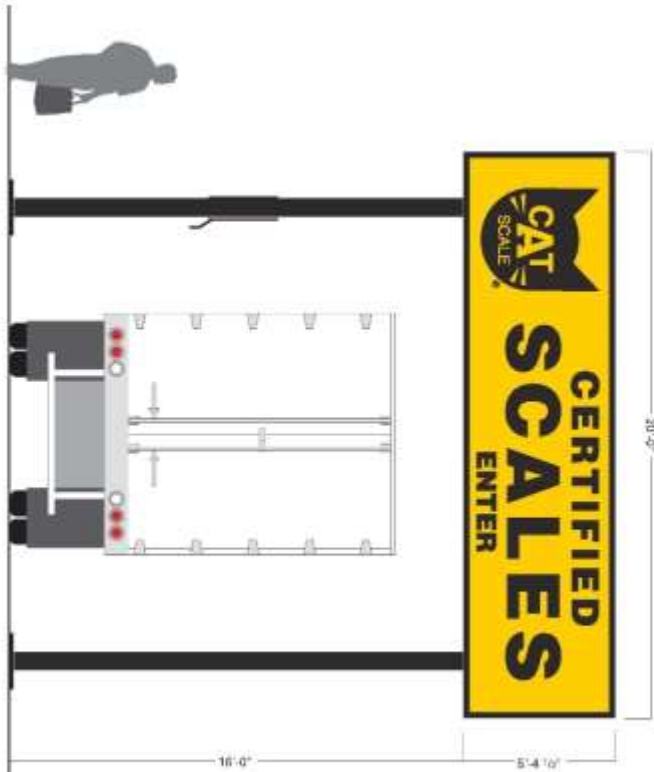
**ART 15.0**



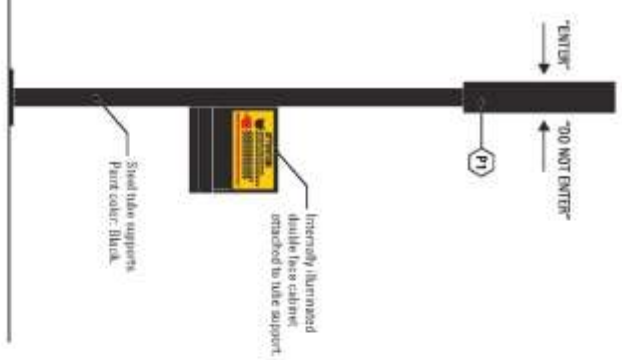


**3 SIGN 12 - OPPOSITE CABINET FACE**  
SCALE: 1/8" = 1'-0"

Double face, aluminum cabinet depth. Paint black face. White stainless national w/38 surface vinyl graphics as per color key. Internal lighting. White LED. Mount to tube supports. 1 foot by 3 x 20 sign on 2M Postfix 198-015. Yellow substrate with Scalera vinyl graphics applied to surface.



**1 SIGN 12 - DOUBLE FACE CABINET DISPLAY ON METAL TUBE SUPPORTS (FRONT VIEW)**  
SCALE: 1/8" = 1'-0" (1:48)



**2 SIGN 12 - SIDE VIEW**  
SCALE: 1/8" = 1'-0" (1:48)

**SCOPE OF WORK**

NOTE: ALL WORK SHOWN ON THIS PAGE TO BE DONE BY OTHERS.

**PERMITTING INFO**

AREA: 801.5 FT<sup>2</sup> - To be used by owner on site. METEOROLOGICAL BOX.

**COLOR KEY**

P1: Painted Black  
P2: Painted Yellow  
P3: Painted White  
P4: Painted Red  
P5: Painted Green  
P6: Painted Blue  
P7: 2M 60-00 Postfix Yellow Substrate  
Note: Yellow substrate must be color matched on site. Verify any color before cover up. National vinyl graphics applied to surface. Best appropriate vendor supplier source for approved color specifications.

**ELECTRICAL**

POWER AT DISPLAY LOCATION TO BE PROVIDED BY CLIENT. YES/NO TO CONNECT POWER TO SIGN.



1825 South Gannery Rd.  
Salt Lake City, UT 84104  
801.457.8481

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The client shall provide any and all equipment for any computer monitor, sign, or other part. The final product shall be ready to install on the job site.

This sign is intended to accompany any & all equipment of other drawings. This drawing is not to be used for any other project. This includes proper grounding and leveling of the sign.



**Revisions**

Rev.	Date / Description
01	01.20.2020 MT
02	01.27.2020 MT
03	01.28.2020 MT
04	02.05.2020 MT
05	02.11.2020 MT
06	02.23.2020 MT
07	---
08	---
09	---
10	---

**JO #**

**Approval**

AC: Sign / Date

Client Sign / Date

**Maverik #UT-0670**

Matt St & 5400 N St  
Spencer, Fork, UT 84660  
Acct. Exec: Matthew Erbiv  
Designer: Matt Stappan

OPV-76178 R5

**ART 17.0**



**TO:** Spanish Fork City Mayor and Council

**FROM:** Ian Bunker, Community Development

**DATE:** May 6, 2026

**RE:** Proposed Doug Smith Project Signage Plan

Doug Smith is proposing a Project Signage Plan (PSP) at 200 East 2940 North for a potential new car dealership for Chevrolet, Jeep, Chrysler, Dodge, Ram. This PSP includes 8 unique sign designs for monument and freestanding pole signs.

Applications for Project Signage Plan approval allow the City Council to consider approving project-specific signage that does not conform to City's requirements. Project Signage Plans have previously been approved for projects like Canyon Creek, Target and two industrial developments.

In this case, there are a number of proposed signs that do not conform to the standards found in the signage requirements. Under 5.36.050.C, freestanding pole signs may only be a maximum height of 35 feet, have a maximum copy area of 200 square feet, and only one may be permitted on the site. This proposal includes four freestanding pole signs at heights of 50 feet (Sign S-2), 47.5 feet (Sign S-1), 21.9 feet (Sign S-4) and 20 feet (Sign S-6) respectively. These have copy areas of approximately 158 square feet (Sign S-2), 225 square feet (Sign S-1), 42 square feet (Sign S-4), and 53.5 square feet (Sign S-6). Signs S-1 and S-2 will be located along Interstate 15, Sign S-4 will be located on the south of the property and Sign S-6 will be located along 2940 North.

The proposal involves four monument signs, none of which conform to the sign ordinance. Under 5.36.050.B, monument signs must have a one-foot-high pedestal, not exceed five feet in height above the pedestal and have a copy area of 48 square-feet or less. Sign S-3 has a height of 11-feet and a copy area of roughly 66-square feet, Sign S-7 has a height of 10-feet and a copy area of 53.5 square-feet, Signs S-5 has a height of 10-feet and a copy area of 32.3 square feet and Sign S-8 has a height of 20-feet with a copy area of 48.9 square feet. These will be located along 2940 North, on the north side of the property and along the access road on the south side of the site.

A relevant comparison is the previously approved PSP for Canyon Creek. That proposal included freestanding pole signs reaching 100, 65, 51, and 45 feet in height, which exceeded the maximum

height allowances to a greater degree than Doug Smith is currently proposing. The Canyon Creek project also included multiple monument signs in addition to the pole signs, exceeding the standard limits on the total number of permitted signs.

attachments: Proximity Map  
Project Signage Plan Sign Plan

Proximity Map





