



presentation.cc.5-19-2026



Zone Map Amendments

- Station 61 - Argyle Substation



SPANISH FORK
COMMUNITY DEVELOPMENT



Station 61 - Argyle Substation Zone Change

Proposed Motion: I move to recommend approval of the proposed Station 61 - Argyle Substation Zone Change based on the following findings:

Findings

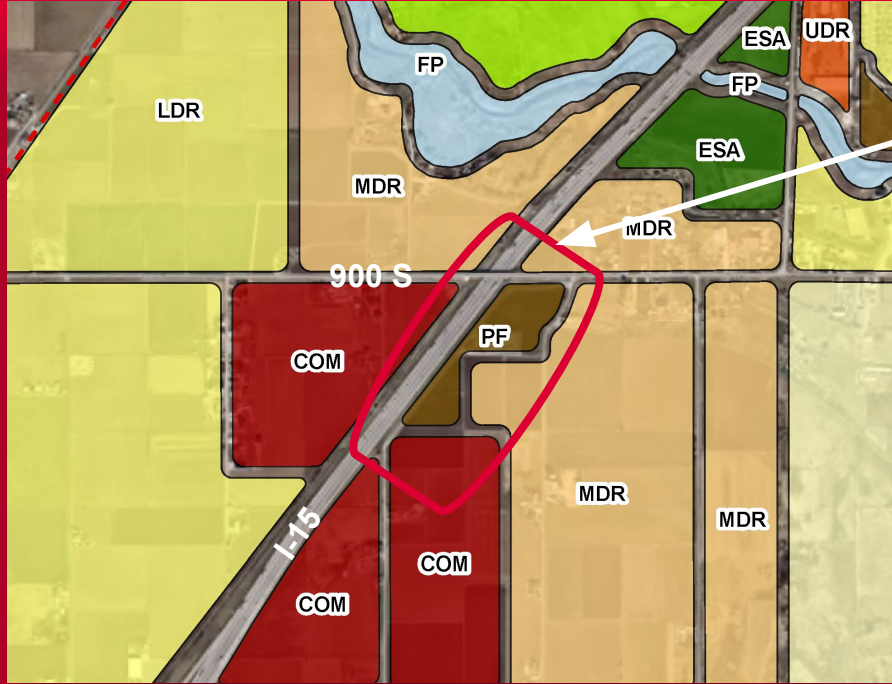
1. That the proposal is consistent with the City's General Plan Land Use Designation of Public Facilities.
2. That the project area is currently designated with zones that allow municipal facilities as a permitted use.
3. That the zone of the five identified parcels in the project area are not consistent with the majority of property where the proposed development will be constructed.

LAND USE ELEMENT

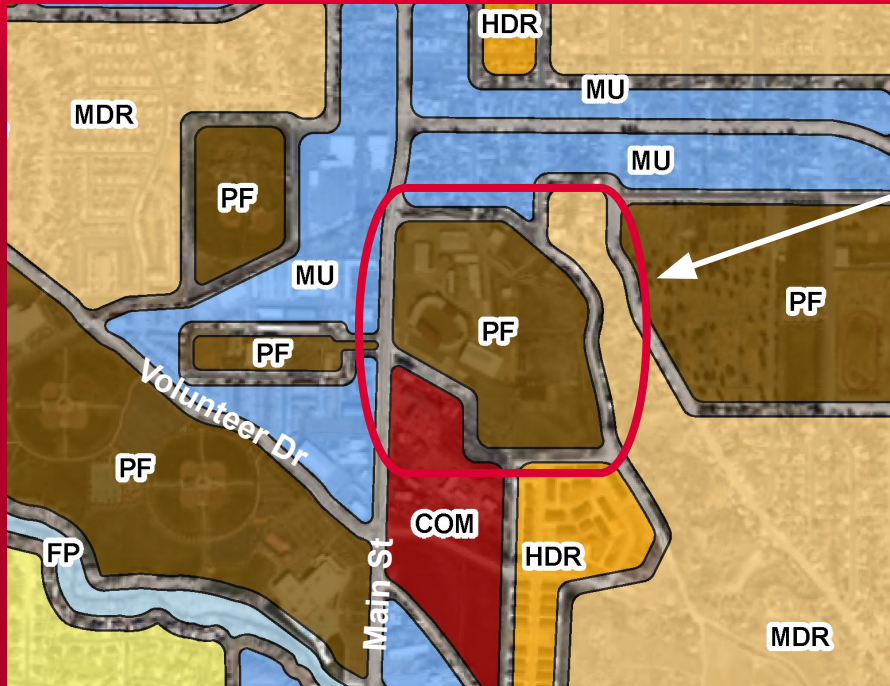
DRAFT



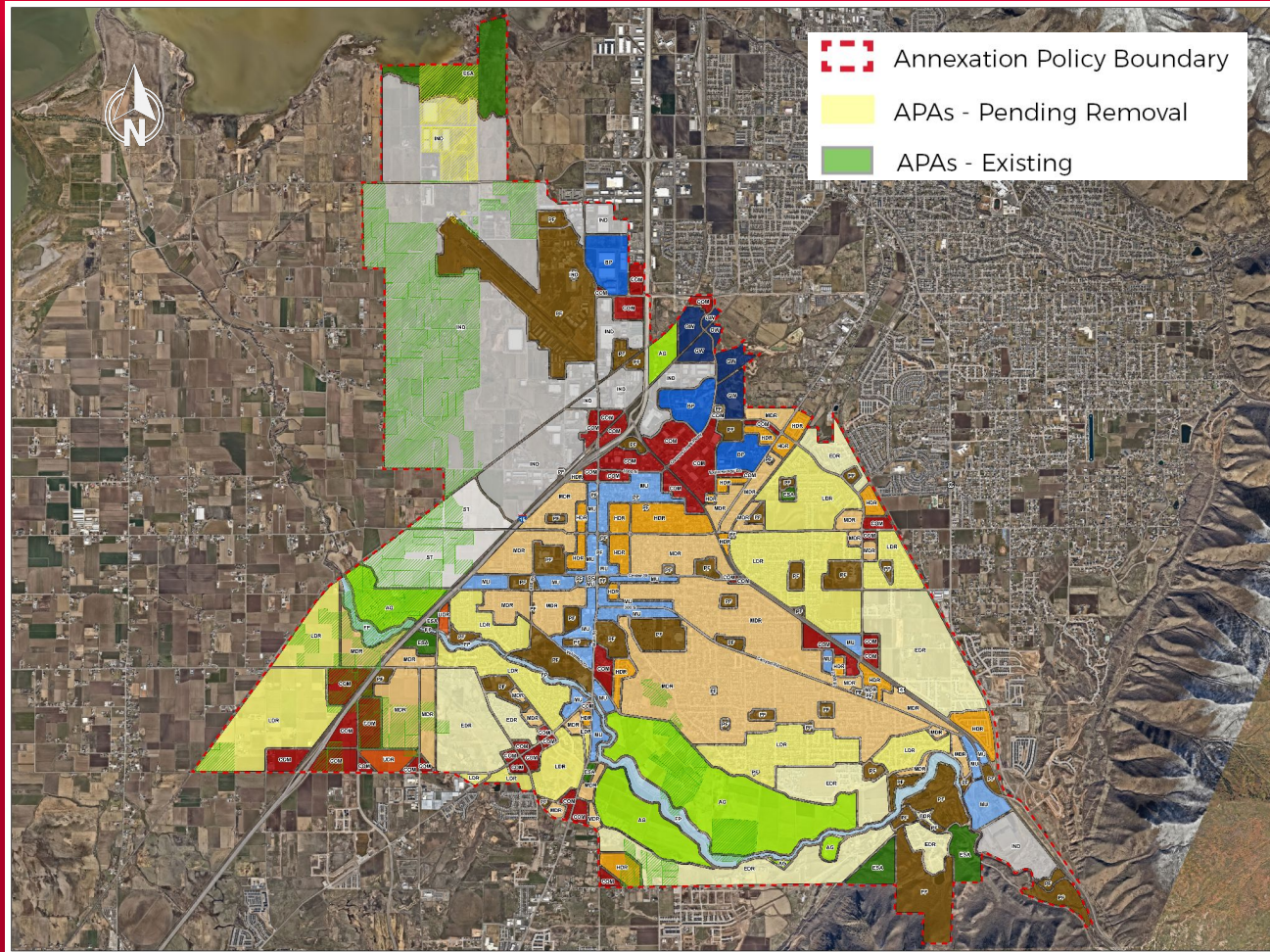
TODAY'S PROGRESS
Tomorrow's Pride

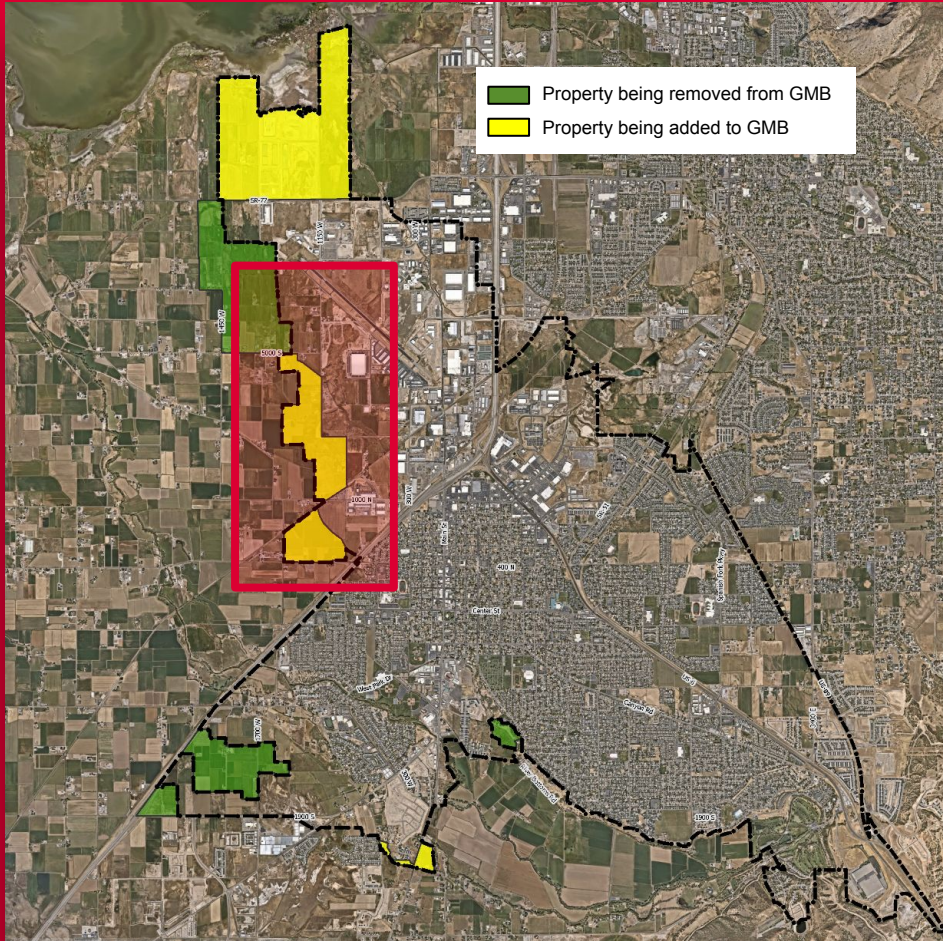


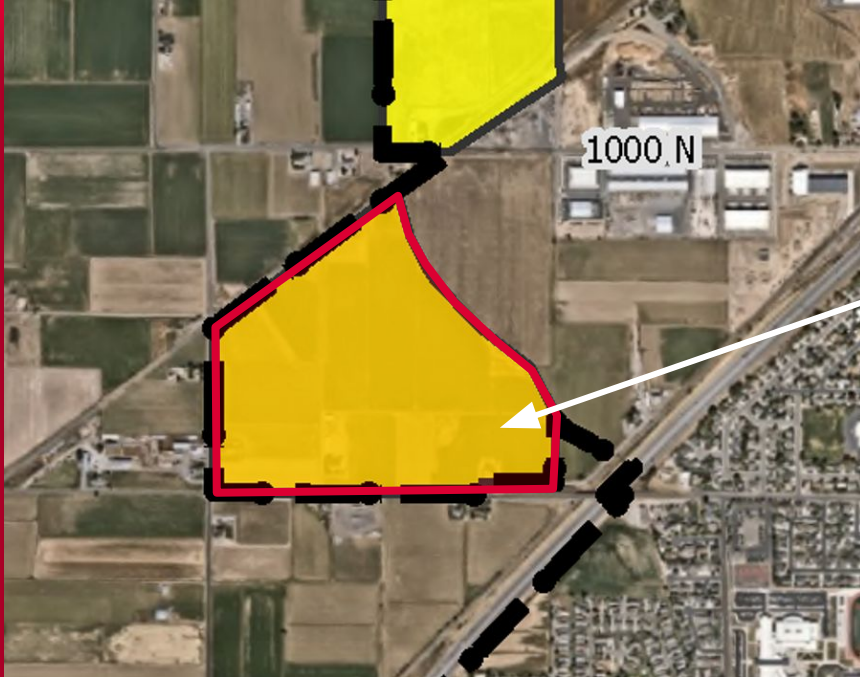
Added city-owned
property with existing
substation



Expanded to include
city-owned property east
and south of fairgrounds

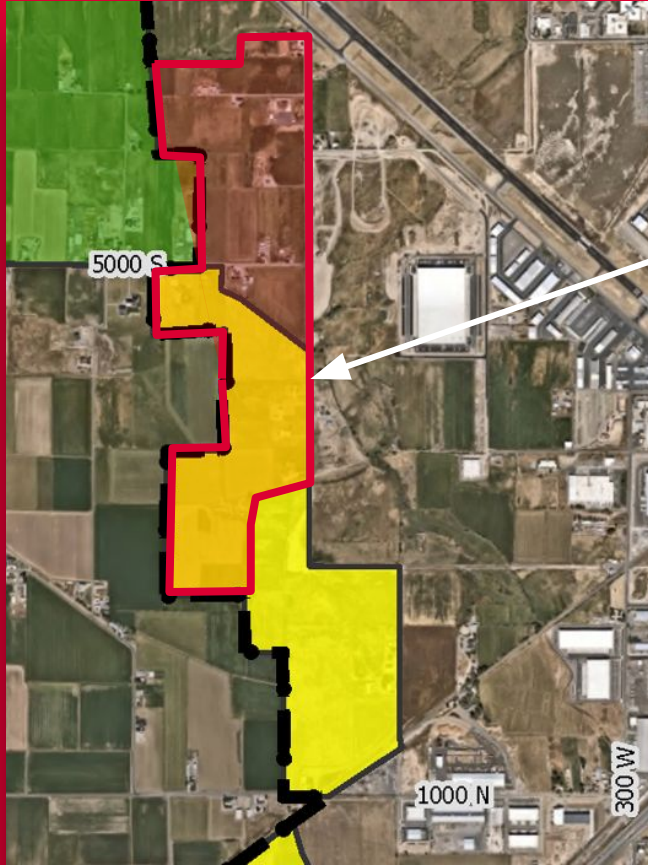






1050 West Annexation

- Most APAs have been removed by property owners
- Limited infrastructure and services



Stephen's Hill Annexation

- Multiple properties still in active Agriculture Protection Areas



Project Signage Plans

- Doug Smith Autoplex
- Maverik Convenience Store

B. Monument Signs. Monument Signs shall be permitted for churches, schools, individual businesses, and multi-tenant developments. One monument sign shall be permitted per street frontage for each development unless a freestanding pole sign is installed on that frontage. Monument signs shall be limited to the following criteria unless a Project Signage Plan is approved:

1. Monument signs must have a one (1) foot high pedestal.
2. The illuminated cabinet or message display area may not exceed five (5) feet in height from the top of the pedestal.
3. The maximum copy area per side of a monument sign is 48 square feet. Monument signs shall be permitted for individual businesses and multi-tenant developments. One monument sign shall be permitted per street frontage for each development unless a free-standing sign is installed on that frontage.
4. Monument signs owned by public entities and located on public property, such as public rights-of-way, public parks, and other sites devoted to public uses may exceed the height and copy area requirements that are otherwise applicable to monument signs.

C. Free standing Signs. Freestanding pole signs are permitted for non-residential individual businesses and multi-tenant developments that occupy sites that are one acre in size or larger. One freestanding pole sign shall be permitted per street frontage for each development unless a monument sign is installed on that frontage. Freestanding signs shall be limited to the following criteria unless a Project Signage Plan is approved:

1. Freestanding pole signs:
 - a. May be a maximum of 35 feet in height.
 - b. May not exceed 200 square feet in size unless specifically authorized herein.
 - c. Free Standing Signs owned by public entities and located on public property, such as public rights-of-way, public parks, and other sites devoted to public uses may exceed the height and copy area requirements that are otherwise applicable to Free Standing Signs.



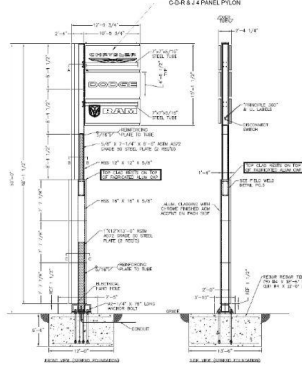
H. Project Signage Plans. Application may be made to have a Project Signage Plan approved to permit taller signs with greater copy area, as well as additional signs as part of a Project Signage Plan. Qualifying projects must contain at least **54** acres in area and must have at least 50,000 square feet of building space. **The minimum building space requirement is waived for sites located within 400 feet of Interstate 15 interchanges.** Developments with Project Signage Plans may have monument signs and freestanding pole signs which exceed the height and area requirements set forth in this Chapter. Applicants may also request that a greater number of signs be allowed than what this Chapter otherwise permits. Applications for Project Signage Plans are made by submitting detailed descriptions of the proposed signs and proposed sign locations to the Community Development Department. The application will be forwarded to the Planning Commission for recommendation, and to the City Council for approval, denial, or approval with modifications. In reviewing applications for Project Signage Plan approval, the Planning Commission and City Council shall consider the impact of the proposed signs on surrounding properties, the advantages the proposed signage may create in generating commerce in Spanish Fork City, the aesthetics of the proposed signs, and visibility from travel lanes on State or Federal highways. Once approved, Project Signage Plans may not be modified without making new application with the City.





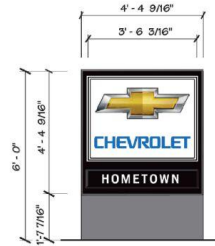
CHEVROLET FREEMAN SIGNAGE, 16'-0\"/>

SIGN S - 1



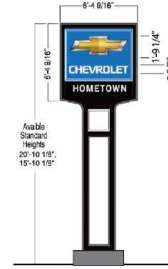
C.D.R. & J. FREEMAN SIGNAGE, 30'-0\"/>

SIGN S - 2



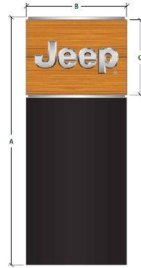
M16

SIGN S - 3



P38

SIGN S - 4



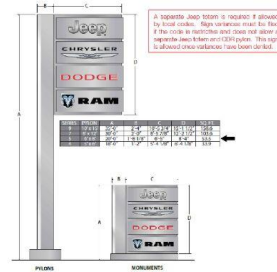
JEOP SIGNAGE, 16'-0\"/>

SIGN S - 5

ITEM	QTY	DESCRIPTION	UNIT
11-0	1	11'-0 1/2\"/>	
11-0	1	11'-0 1/2\"/>	
11-0	1	11'-0 1/2\"/>	
11-0	1	11'-0 1/2\"/>	

JEOP SIGNAGE, 30'-0\"/>

SIGN S - 8



C.D.R. FREEMAN SIGNAGE, 30'-0\"/>

SIGN S - 6

C.D.R. FREEMAN SIGNAGE, 30'-0\"/>

SIGN S - 7

DGS
Diversified
 DESIGN SERVICES AND ENGINEERING, L.L.C.
 4206 SOUTH HERRING BLVD.
 BAYVIEW, UTAH 84407
 TELEPHONE 2025.248.2255
 Email: dgs@diversifiedgs.com

PROJECT NAME: AUSTIN RESIDENTIAL TRAIL
 Chrysler • Dodge • Ram • Jeep and CHEVROLET
 2850 North 350 East, Spanish Fork, Utah 84600

PROJECT INFO.

PROJECT NO.	2024-0018
CAD FILE NAME	SP-Austin_Editt_Signage_Signs.rvt
DESIGN UNIT	BL
CREATED BY	
SCALE	NONE
DATE	9-18-2024

REVISIONS

REV.	DATE	DESCRIPTION

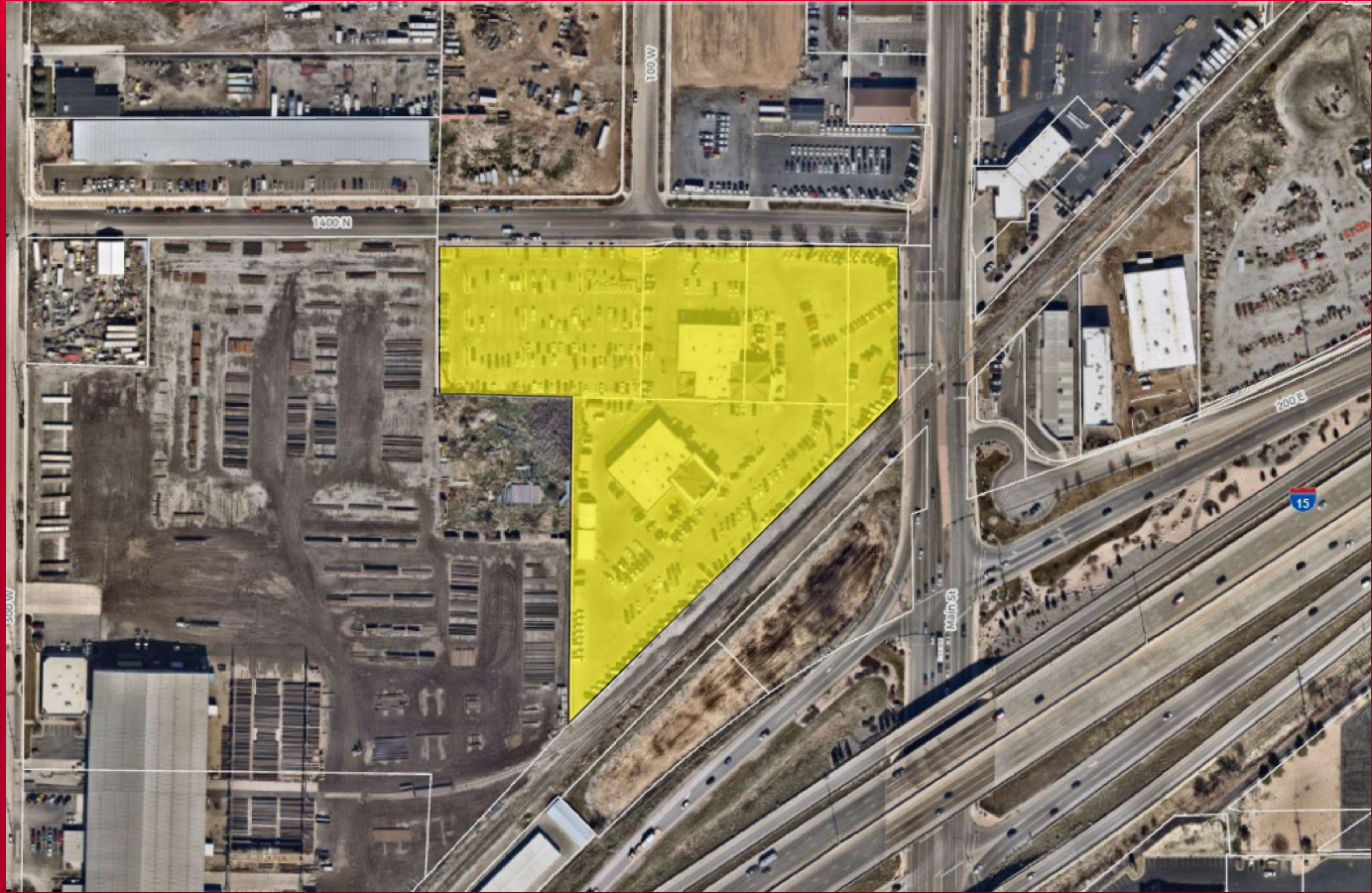
SHEET TITLE:
 SITE SIGNAGE DETAILS

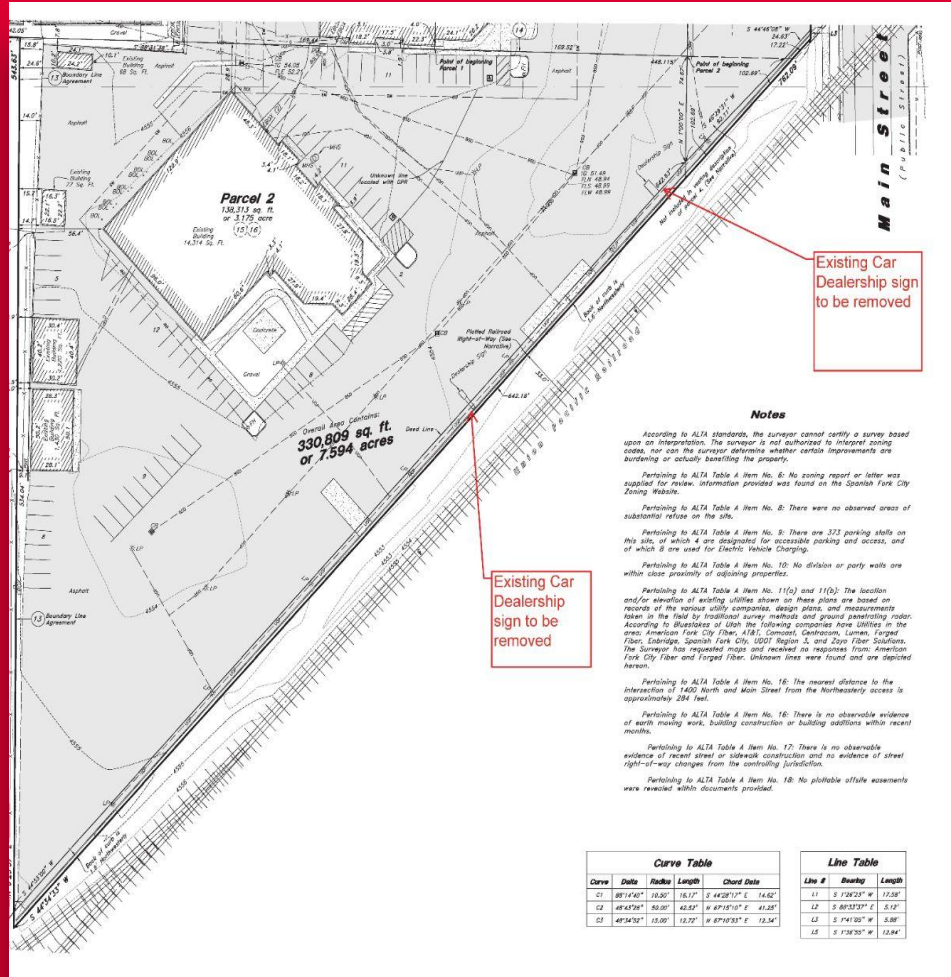
SP 502
 SHEET 2 of 2

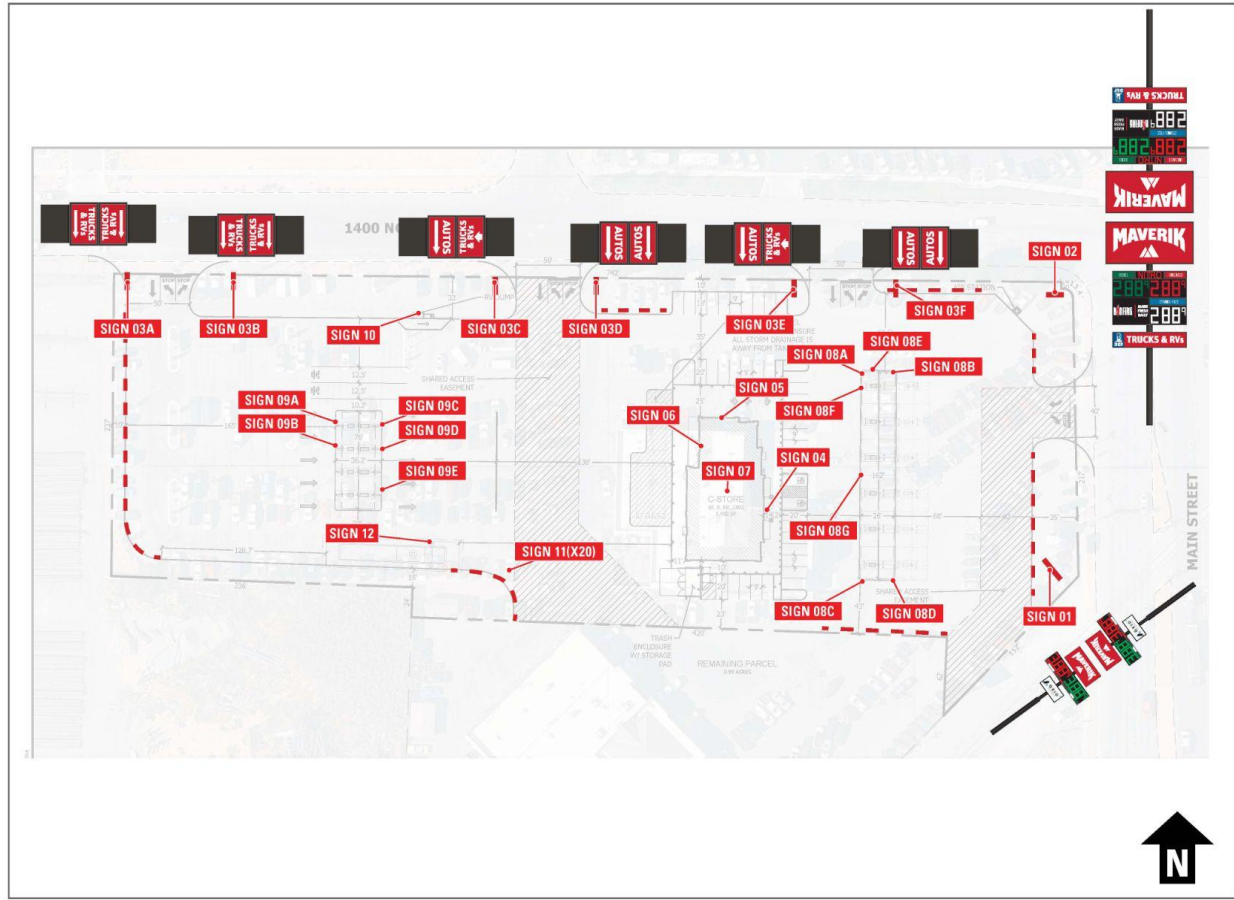


Doug Smith Autoplex Project Signage Plan

Proposed Motion: I move to recommend approve the proposed Doug Smith Autoplex Project Signage Plan.







DESIGN

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

www.yesco.com

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This drawing was created to assist you in visualizing our proposal. The original ideas herein are the property of YESCO LLC. Permission to copy or revise this drawing can only be obtained through a written agreement with YESCO.

The colors shown are only approximated on any computer monitor, tablet or laser print. The final product may vary slightly in color from your computer monitor or print.

This sign is installed in accordance with the requirements of Article 600 of the National Electrical Code and / or other applicable local codes. This includes proper grounding and bonding of the sign.



Revisions

No.	Date / Description
Org.	01.20.2026 MT
R1	01.27.2026 MT
R2	01.28.2026 MT
R3	02.09.2026 MT
R4	02.11.2026 MT
R5	03.03.2026 MT
R6	---
R7	---
R8	---
R9	---
JO #	

Approval

A/E Sign / Date

Client Sign / Date

Maverik #UT-0670

Main St & 1400 N St
 Spanish Fork, UT 84660

Acct. Exec: Matthew R Wren
 Designer: Meg Thompson

OPY-76178 R5

ART 0.1

DESIGN

1805 South Gramercy Rd.
 Salt Lake City, UT 84104
 801.467.8481

www.yesco.com

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The colors shown are only approximated on my computer monitor, tablet or laser print. The final product may vary slightly in color from your computer monitor or print.

This sign is installed in accordance with the requirements of Article 604 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.



Revisions

No.	Date / Description
Org.	01.20.2026 MT
R1	01.27.2026 MT
R2	01.28.2026 MT
R3	02.09.2026 MT
R4	02.11.2026 MT
R5	03.03.2026 MT
R6	---
R7	---
R8	---
R9	---

JO #

Approval

A/E Sign / Date

Client Sign / Date

Maverik #UT-0670

Main St & 1400 N St
 Spanish Fork, UT 84680
 Acct Exec: Matthew B Wren
 Designer: Meg Thompson

OPY-76178 R5

ART 2.0

SCOPE OF WORK

MANUFACTURE & INSTALL **ONE (1)** DOUBLE FACE HIGH RISE POLE SIGN.

PERMITTING INFO

AREA: 1,222.6 FT² (Based on the normal 1:19)

MAVERIK LOGO CABINET: 463.8 FT²
 PRICE CHANGERS: 558.8 FT²
 TENANT CABINET: 200 FT²

COLOR KEY

P1 Silver Side: Black
 V1 3M 3630-33 "Red"
 V2 3M 3630-26 "Green"
 V3 3M 3630-22 "Black"

Note: Unless otherwise noted, the colors depicted on this rendering may not match actual colors on finished display. Please refer to color-callouts and their appropriate vendor specified samples for approved color specifications.

ELECTRICAL

POWER AT DISPLAY LOCATION TO BE PROVIDED BY CLIENT.

MISSING REQUIRED INFO

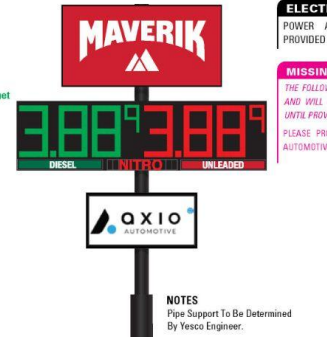
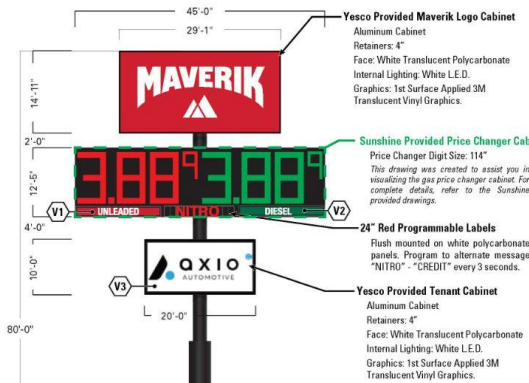
THE FOLLOWING INFORMATION IS MISSING AND WILL CAUSE DELAYS IN PRODUCTION UNTIL PROVIDED TO YESCO:

PLEASE PROVIDE VECTOR LOGO FOR AXIO AUTOMOTIVE

NOTES

All Widths to be Determined by Pipe Size and L.E.D. Price Cabinet.

ATTENTION:
 DIESEL PRICE CHANGER DIGITS TO BE ON STREET SIDE. →

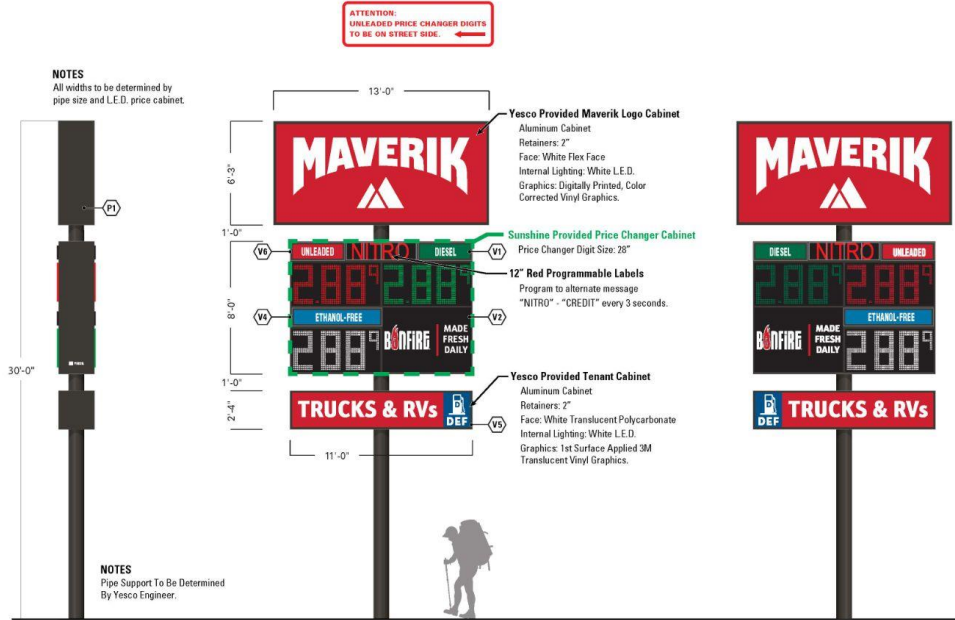


NOTES
 Pipe Support To Be Determined By Yesco Engineer.

2 SIGN 01 - SIDE VIEW
 SCALE: NOT TO SCALE

1 SIGN 01 - HIGH RISE STACKED LAYOUT (FRONT VIEW)
 SCALE: 1/16" = 1'-0" (1:192)

3 SIGN 01 - OPPOSITE VIEW
 SCALE: 1/16" = 1'-0" (1:192)



2 SIGN 02 - SIDE VIEW
SCALE: 3/16" = 1'-0" (1:64)

1 SIGN 02 - MID RISE SINGLE POLE LAYOUT (FRONT VIEW)
SCALE: 3/16" = 1'-0" (1:64)

3 SIGN 02 - OPPOSITE VIEW
SCALE: 3/16" = 1'-0" (1:64)

SCOPE OF WORK

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

PERMITTING INFO

AREA: 194.91 FT² (based on the nearest 0.1 ft)

MAVERIK LOGO CABINET: 81.25 FT²
PRICE CHANGERS: 89 FT²
TENANT CABINET: 25.66 FT²

COLOR KEY

F1	SW 7029 "Black Fox"
V1	3M 3630-33 "Red"
V2	3M 3630-26 "Green"
V3	3M 3630-147 "Light European Blue"
V4	3M 3630-22 "Black"
V5	3M 3630-167 "Bright Blue"
V6	3M 3630-25 "Sunflower"

Note: Unless otherwise noted, the colors depicted on this rendering may not match actual colors on finished display. Please refer to color-callouts and their appropriate vendor specified samples for approved color specifications.

ELECTRICAL

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



DESIGN

1605 South Gramercy Rd.
Salt Lake City, UT 84104
801.487.8481

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This sign is installed in accordance with the requirements of Article 800 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.



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R6	---
R7	---
R8	---
R9	---

JO #

Approval

A/E Sign / Date

Client Sign / Date

Maverik #UT-0670

Main St & 1400 N St
Spanish Fork, UT 84660
Acct Exec: Matthew R Wren
Designer: Meg Thompson

OPY-76178 R5
ART 3.0



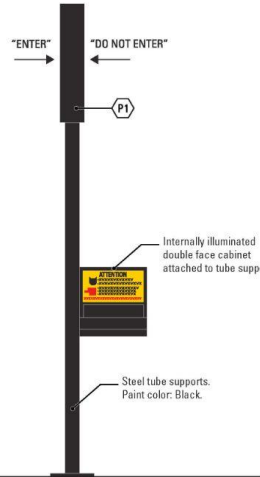
3 SIGN 12 - OPPOSITE CABINET FACE
 SCALE: 1/4" = 1'-0"

Double face, aluminum cabinet display.
 Paint Black. Faces: White flexible material
 w/1st surface vinyl graphics as per color key.
 Internal lighting: White LED.
 Mount to tube supports.

Faces for 5 x 20 sign are 3M Panaflex 946-015
 Yellow substrate with Scotchcal vinyl graphics
 applied to surface.



1 SIGN 12 - DOUBLE FACE CABINET DISPLAY ON METAL TUBE SUPPORTS (FRONT VIEW)
 SCALE: 1/4" = 1'-0" (1:48)



2 SIGN 12 - SIDE VIEW
 SCALE: 1/4" = 1'-0" (1:48)

SCOPE OF WORK

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

PERMITTING INFO

AREA: 107.5 FT² (Revised to be correct 3/3/17)
METHOD: BOUNDING BOX

COLOR KEY

P1: Standard Black
V1: 3M 9609-22 "Black"
F2: 3M 946-015 Panaflex Yellow Substrate
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ELECTRICAL

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



DESIGN

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R7	---
R8	---
R9	---

JO #

Approval

A/E Sign / Date

Client Sign / Date

Maverik #UT-0670

Main St & 1400 N St
 Spanish Fork, UT 84660

Acct. Exec: Matthew R Wren
 Designer: Meg Thompson

OPY-76178

R5

ART 17.0

THIS COPY IS VISIBLE ON PHYSICAL PRINTS IT MAY INDICATED THAT ARTWORK HAS BEEN PRINTED "TO FIT" - MEASUREMENTS TAKEN USING A SCALE RULER MAY NOT BE ACCURATE.



DESIGN

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 Salt Lake City, UT 84104
 801.487.8481

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R5	03.03.2026 MT
R6	---
R7	---
R8	---
R9	---
J0 #	

Approval

A/E Sign / Date

Client Sign / Date

Maverik #UT-0670

Main St & 1400 N Sr
 Spanish Fork, UT 84660
 Acct Exec: Matthew R Wren
 Designer: Meg Thompson

OPY-76178 R5

ART 1.0



Maverik Project Signage Plan

Proposed Motion: I move to approve the proposed Maverik Project Signage Plan.