



Planning Commission Agenda

Wednesday, August 5, 2026

80 South Main Street in the Council Chambers at Library Hall

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 August 5, 2026.

Planning Commissioners

Shauna Warnick
Michelle Carroll
Michael Clayson
Paul Dayton
Dave Woodhouse
Darrin Mellor

SPANISH FORK CITY does not discriminate on the basis of race, color, national origin, sex, religion, age or disability in the employment or the provision of services. The public is invited to participate in all Spanish Fork City Planning Commission Meetings located at the City Council Chambers at Library Hall, 80 South Main Street, Spanish Fork. If you need special accommodation to participate in the meeting, please contact the Community Development Office at 801-804-4580.

Page

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

2. 6: 00 pm Agenda Items

3. ADOPTION OF MINUTES

3.1 July 1, 2026

3

[minutes.planningcommission.7-1-2026.pdf](#) 

Recommendation: That the Minutes be adopted as presented

4. PRELIMINARY PLAT (Public Hearing)

4.1 Leland Meadows Preliminary Plat

7

This proposal involves approval of a Preliminary Plat for a Master Planned

Development with 206 residential lots and garden homes to be located at approximately 1200 West 1400 South. [report.pc.lelandmeadowspreliminaryplat.8-5-2026.pdf](#) 

5. ZONE CHANGE (Public Hearing)

- | | | |
|-----|--|----|
| 5.1 | Leland Meadows Zone Change | 42 |
| | This proposal involves changing the current zoning of multiple properties from R-R to R-1-6 and R-1-15 with the Master Planned Development Overlay to accommodate a residential subdivision of 206 residential lots and garden homes as a Master Planned Development to be located at approximately 1200 West 1400 South. report.pc.lelandmeadowszonechange.8-5-2026.pdf  | |
| 5.2 | Hollow Acres Commercial Zone Change | 46 |
| | This proposal involves changing the zoning of a property from R-R and R-1-12 to C-2 located at approximately 400 North Spanish Fork Parkway. report.pc.hollowacrescommercial.8-5-2026.pdf  | |

6. TITLE 15 AMENDMENTS (Public Hearing)

- | | | |
|-----|---|----|
| 6.1 | Detached Accessory Dwellings | 57 |
| | This proposal would modify the parking requirements for some properties with detached accessory dwellings. memo.title15detached.8-5-2026.pdf  | |
| 6.2 | Volition | 61 |
| | This proposal would create requirements for data centers and facilities that generate their own electricity. memo.volition.8-5-2026.pdf  | |

7. ADJOURNMENT

End

Draft Minutes
Spanish Fork City Planning Commission
80 South Main Street
Spanish Fork, Utah
July 1, 2026

Commission Members Present: Chairman Todd Mitchell, Shauna Warnick, Paul Dayton, Dave Woodhouse.

Absent: Michelle Carroll, Mike Clayson.

Staff Members Present: Dave Anderson, Community Development Director; David Mann, Senior Planner; Byron Haslam, Assistant City Engineer; Josh Wagstaff, Assistant City Engineer; Vaughn Pickell, City Attorney.

Citizens Present: Dave Nicolson.

WORK SESSION

Chairman Mitchell called the meeting to order at 7:30 p.m.

PRELIMINARY ACTIVITIES

Pledge of Allegiance

MINUTES

June 3, 2026

Commissioner Dayton moved to approve the minutes from June 3, 2026.

Commissioner Woodhouse seconded and the motion passed all in favor.

PRELIMINARY PLAT

NICOLSON INDUSTRIAL PARK

David Mann presented the proposed development, explaining that the site is located just north of the airport and is proposed as a three-lot industrial subdivision. He noted that the property is currently zoned I-1 Light Industrial and explained that the easternmost lot will contain the majority of the frontage, with shared access provided throughout the development.

Mr. Mann stated that staff is recommending approval based on the findings and conditions outlined in the staff report.

The Commissioners had no additional questions and noted that the application appeared straightforward.

Commissioner Warnick **moved** to approve the Nicolson Industrial Park based on the following finding and 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.

Commissioner Woodhouse **seconded** and the motion **passed** all in favor.

VERK 1 SUBSTATION

David Mann presented the proposed subdivision, explaining that the property is slightly over one acre in size and was purchased by the City for the future development of a power substation to serve this area. He noted that the purpose of the plat is to identify and dedicate the necessary right-of-way area and explained that landscaping improvements will be installed along the roadway frontage. Mr. Mann stated that the property may be further subdivided in the future if needed and

concluded by noting that staff is recommending approval based on the findings and conditions outlined in the staff report.

Mr. Anderson informed the Commissioners that as the site moves forward with a future site plan, a Zone Change request will likely also be brought before them for consideration. He explained that, as City-owned property, a Public Facilities zoning designation would be the most appropriate classification; however, he noted that substations are also permitted within the Industrial zone. He anticipated that this discussion would likely occur within the next several months.

Commissioner Warnick commented that the proposal appeared straightforward.

Commissioner Dayton referenced a recent site visit and asked about the anticipated power capacity of the substation.

Mr. Haslam explained that the City's Power Department would be best suited to address specific questions regarding the transformers and power capacity.

Mr. Anderson added that the Power Superintendent estimates the substation will utilize approximately 28MW and noted that the site has additional space available for future expansion if needed.

Commissioner Woodhouse **moved** to approve the Verk 1 Substation based on the following finding and 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.

Commissioner Warnick **seconded** and the motion **passed** all in favor.

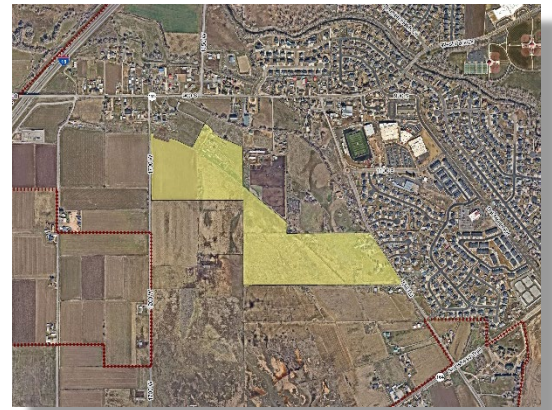
Chairman Mitchell moved to adjourn the meeting at 7:35 p.m.

Adopted:

Kasey Woodard
Community Development
Secretary



Leland Meadows
Preliminary Plat
1200 West 1400 South
72.74 acres
R-1-6 and R-1-15 with the Master
Planned Development Overlay
General Plan Designations
Medium Density Residential
Estate Density Residential



PROPOSAL

This proposal involves approval of a Preliminary Plat for a Master Planned Development with 206 residential lots and garden homes to be located at approximately 1200 West 1400 South. The Applicant proposes 84 residential lots in the R-1-15 zone and 122 garden home units in the R-1-6 zone with a majority clustered around shared driveways. The Applicant has also applied for a zoning map amendment to apply the base zoning designations and the MPD Overlay which is necessary due to some of the proposed lot sizes and lot dimensions.

The Applicant proposes to complete the subdivision in phases. The first phase will be accessed off of Mill Road and will include lots in the R-1-15 zone. The average lot size for the R-1-15 residential lots is 15,068 square feet. The proposed lot sizes for the R-1-15 zone range from 10,000 to 30,000 square feet. Two proposed lots are larger and are 1 acre and 4 acres in size.

Some of the key issues to consider include: phasing, utilities, improvements, grading, groundwater, basements, access, traffic calming, landscaping, setbacks, and proposed building elevations.

The Development Review Committee reviewed the proposal on June 24, 2026, and recommended approval with conditions.

STAFF RECOMMENDATION

That the proposed Leland Meadows Preliminary Plat be recommended for approval based on the following findings and subject to the following conditions:

Findings

1. That the proposal is consistent with the City's General Plan Designations of Medium Density Residential and Estate Density Residential.
2. That the proposal meets the intent of the Master Planned Development Overlay Zoning District.

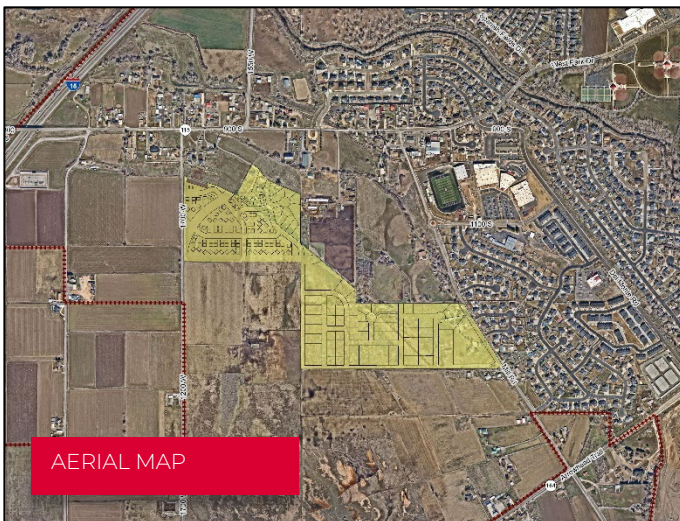
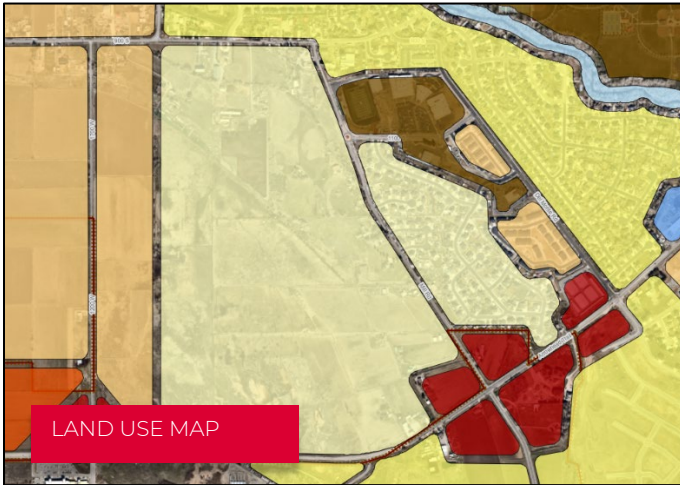
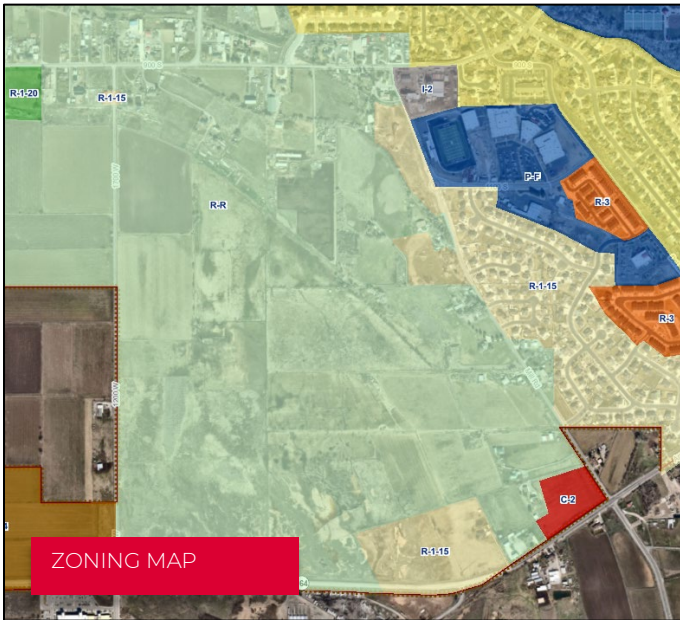
Conditions

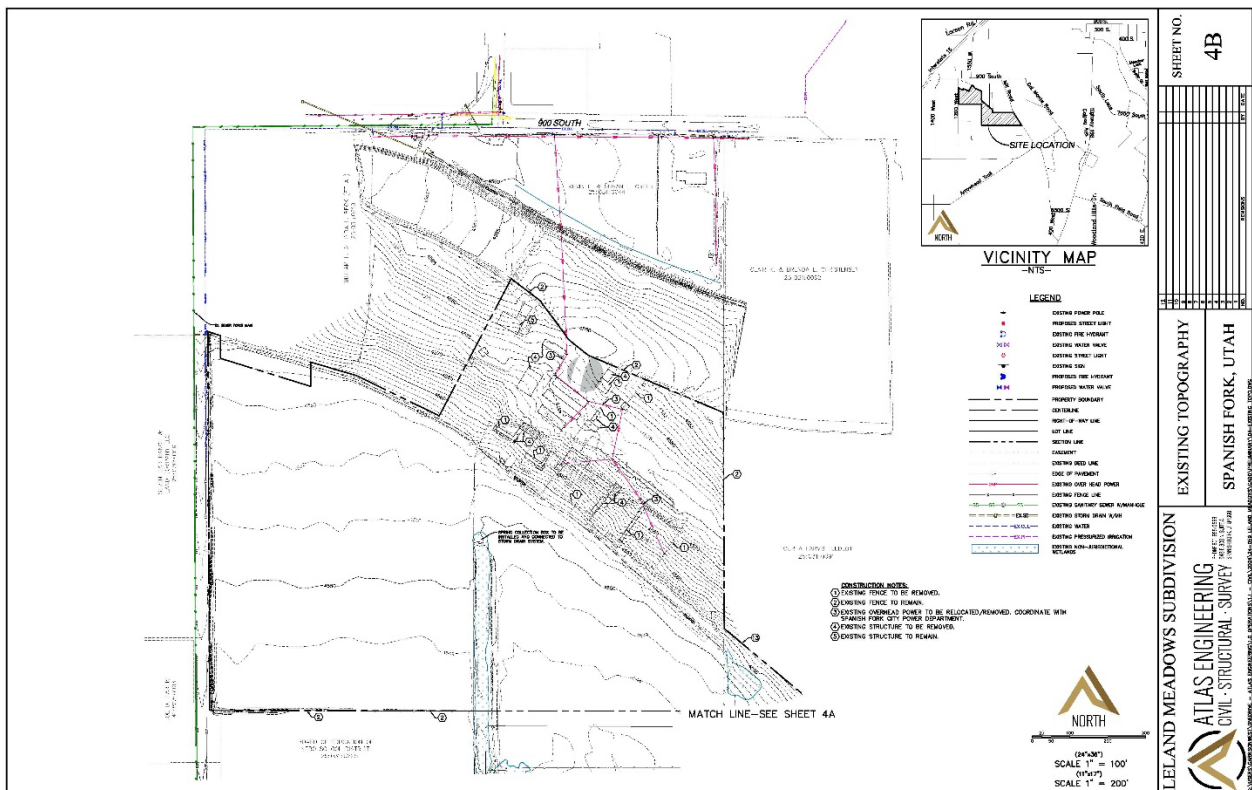
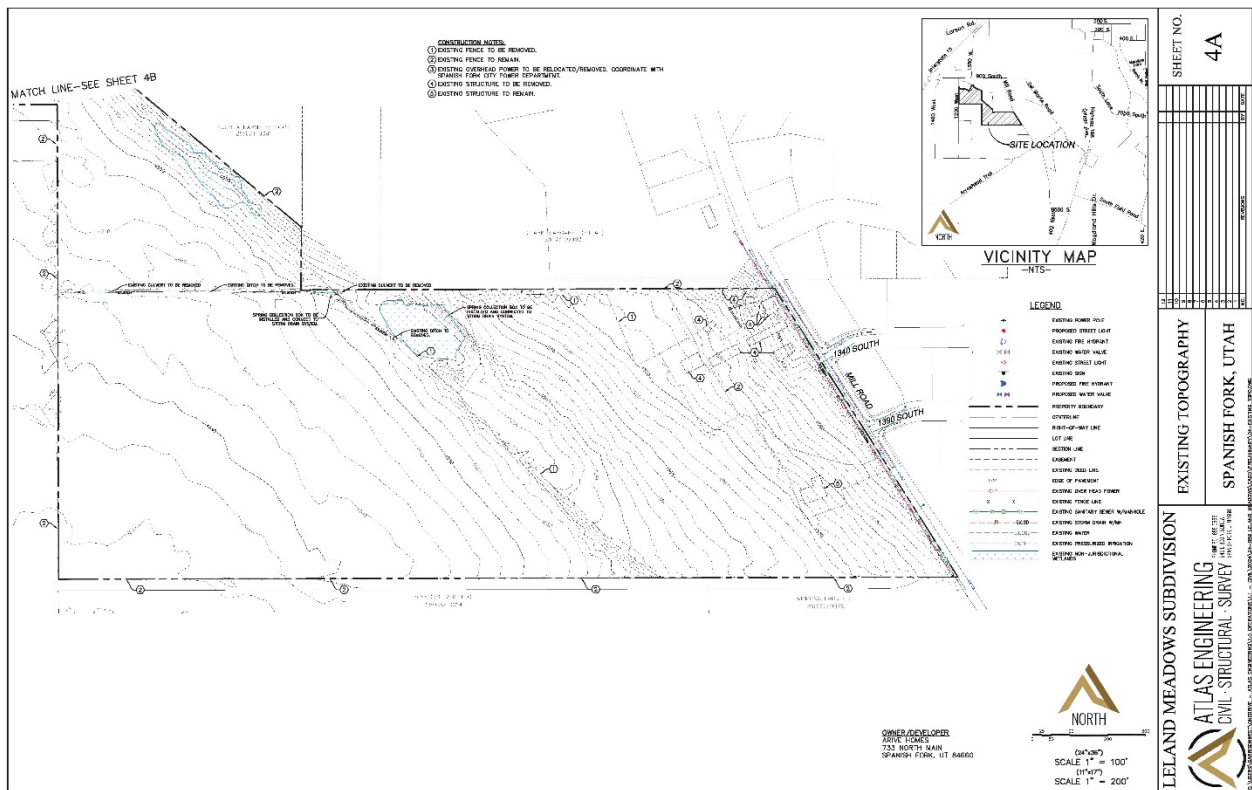
1. That the Applicant meets the City's development and construction standards, zoning requirements and other applicable City ordinances.
2. That the Applicant addresses any red-line review comments.
3. That the preliminary plat approval is contingent upon the City Council approving the associated zoning map amendment.
4. That the Nebo School District approves the proposed land swap to accommodate the proposed development.
5. That the road cross section for Mill Road be finalized and referenced in the plans.
6. That the Applicant bonds for the future street improvements for proposed Lot 83.
7. That the Applicant provides additional details of the proposed housing products.
8. That the Applicant provides an updated street tree plan, detailed landscaping plan, fencing plan, and specific details for other improvements in the development.
9. That the Applicant obtains approval from the irrigation company.

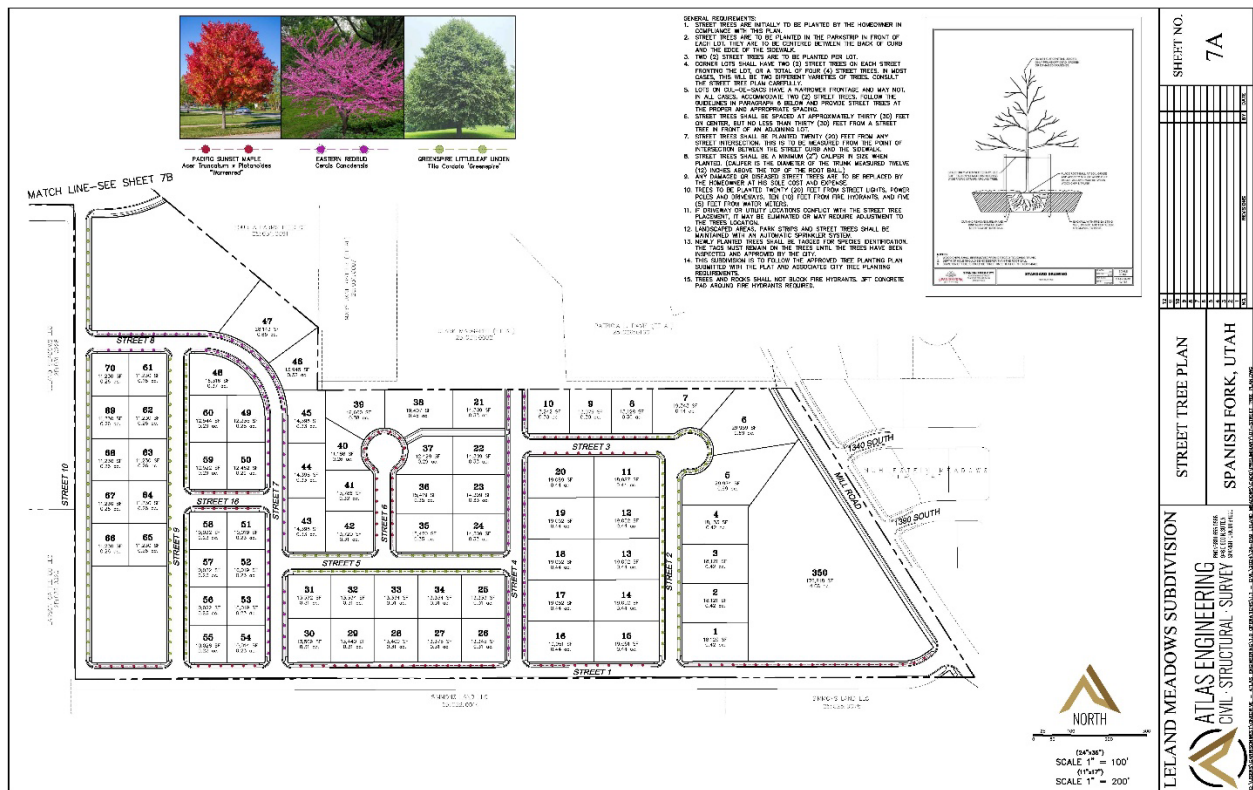
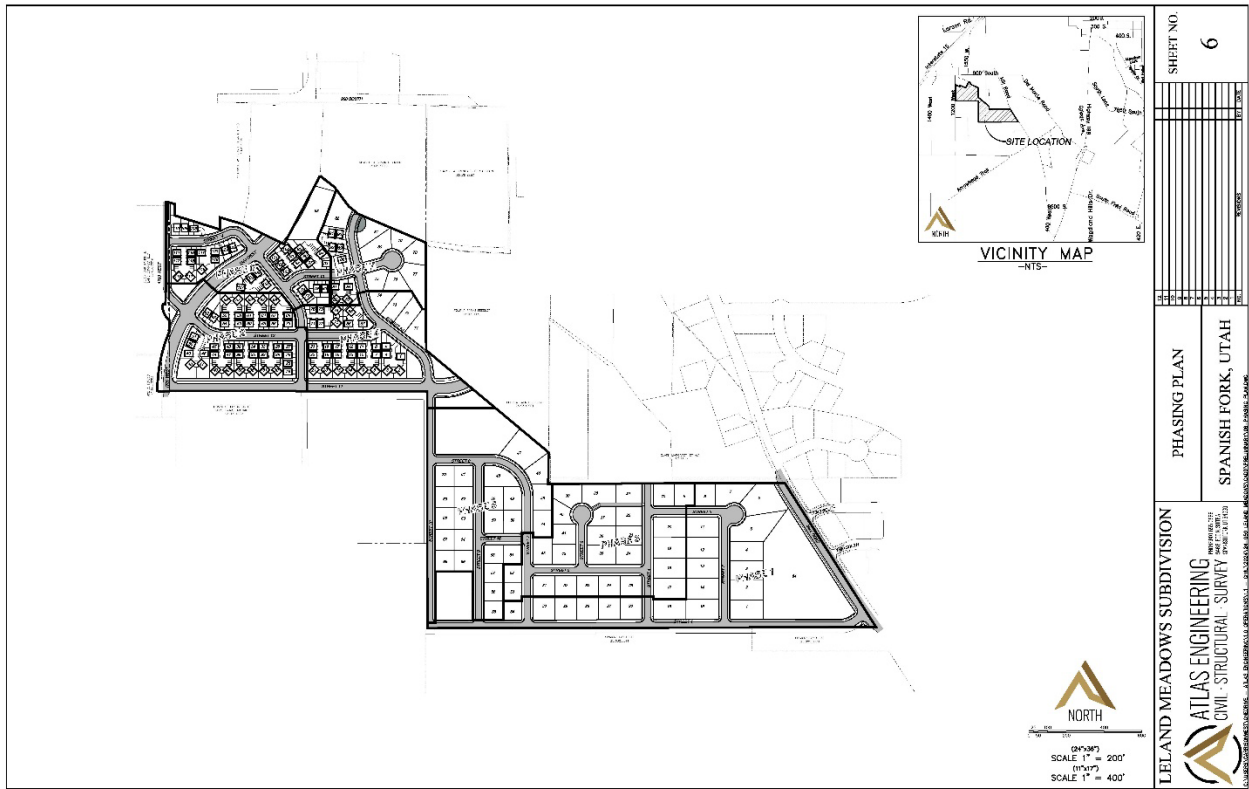
EXHIBITS

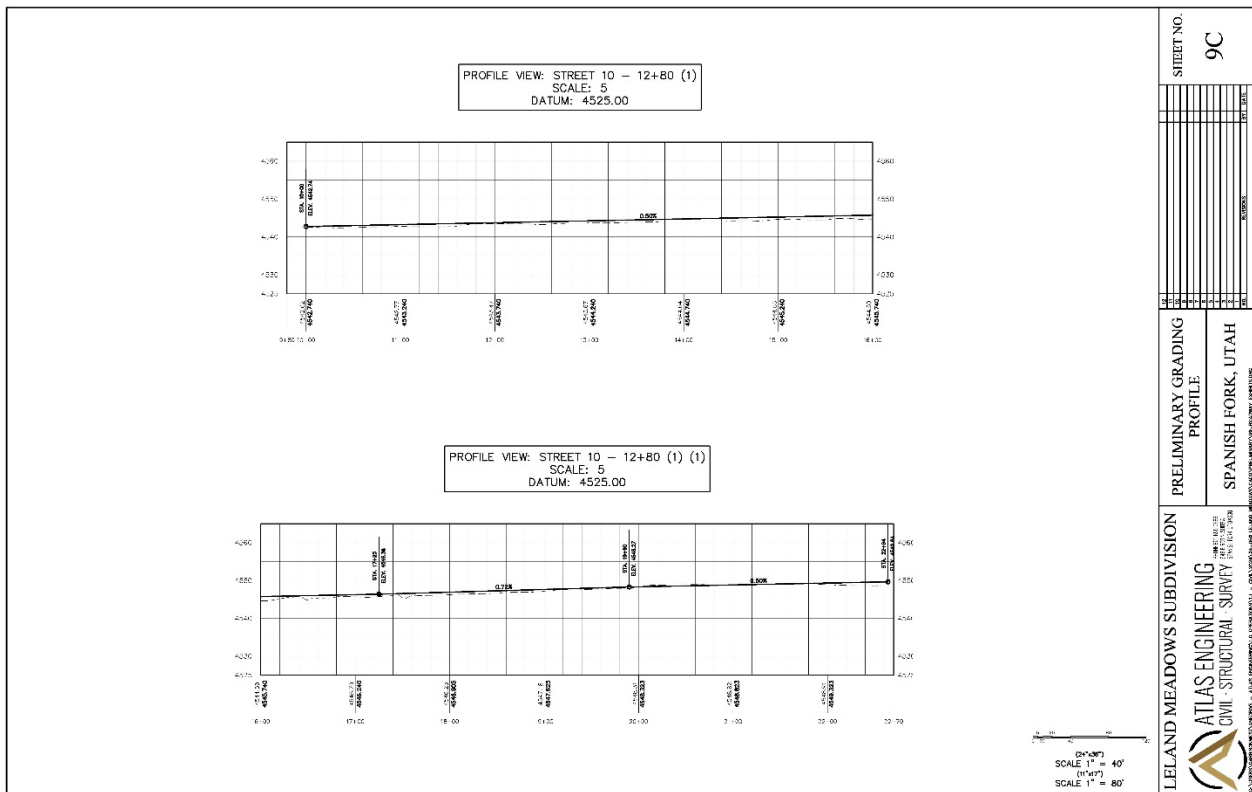
1. Area Maps
2. Preliminary Plat
3. Building Elevation Renderings
4. Landscaping
5. Memo – MPD Overlay Findings

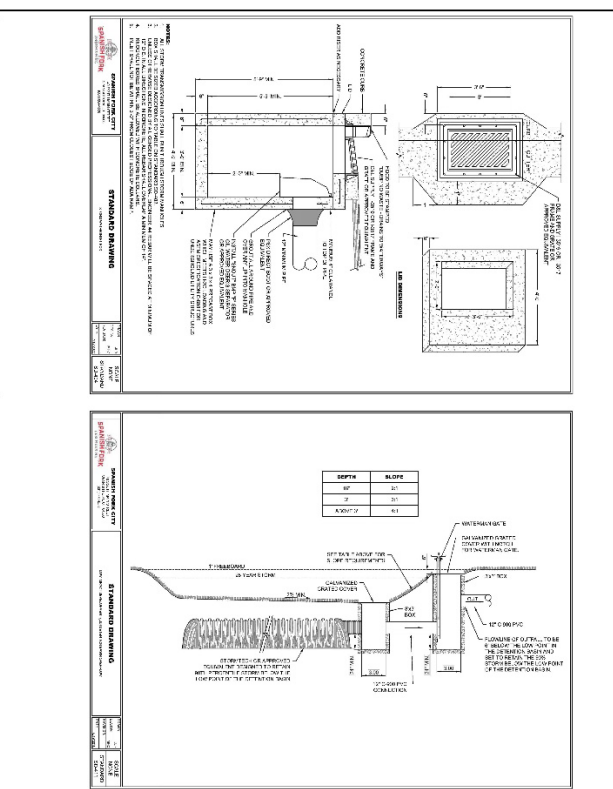
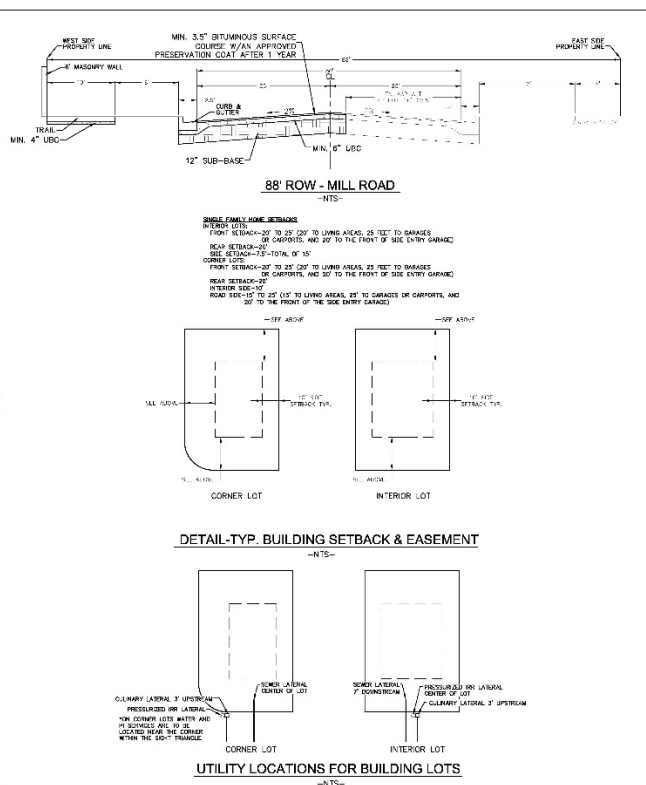
EXHIBIT 1











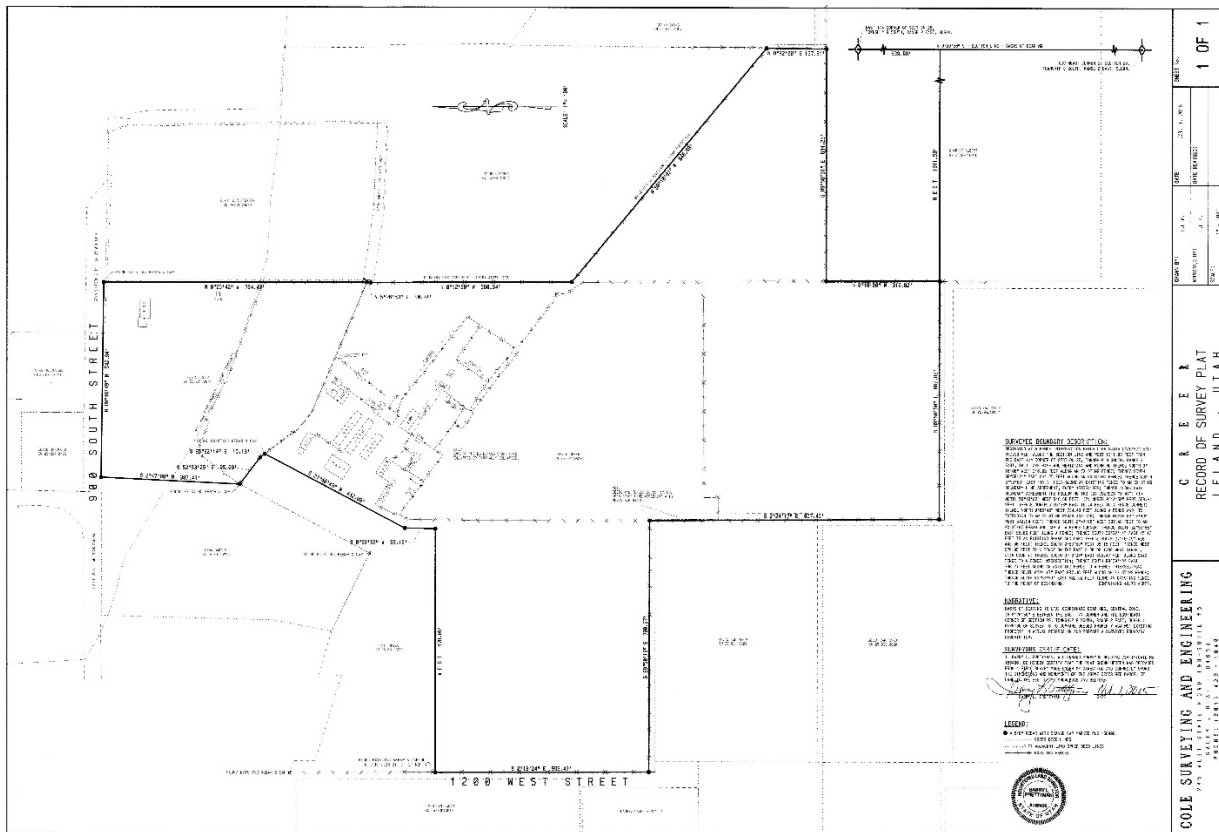
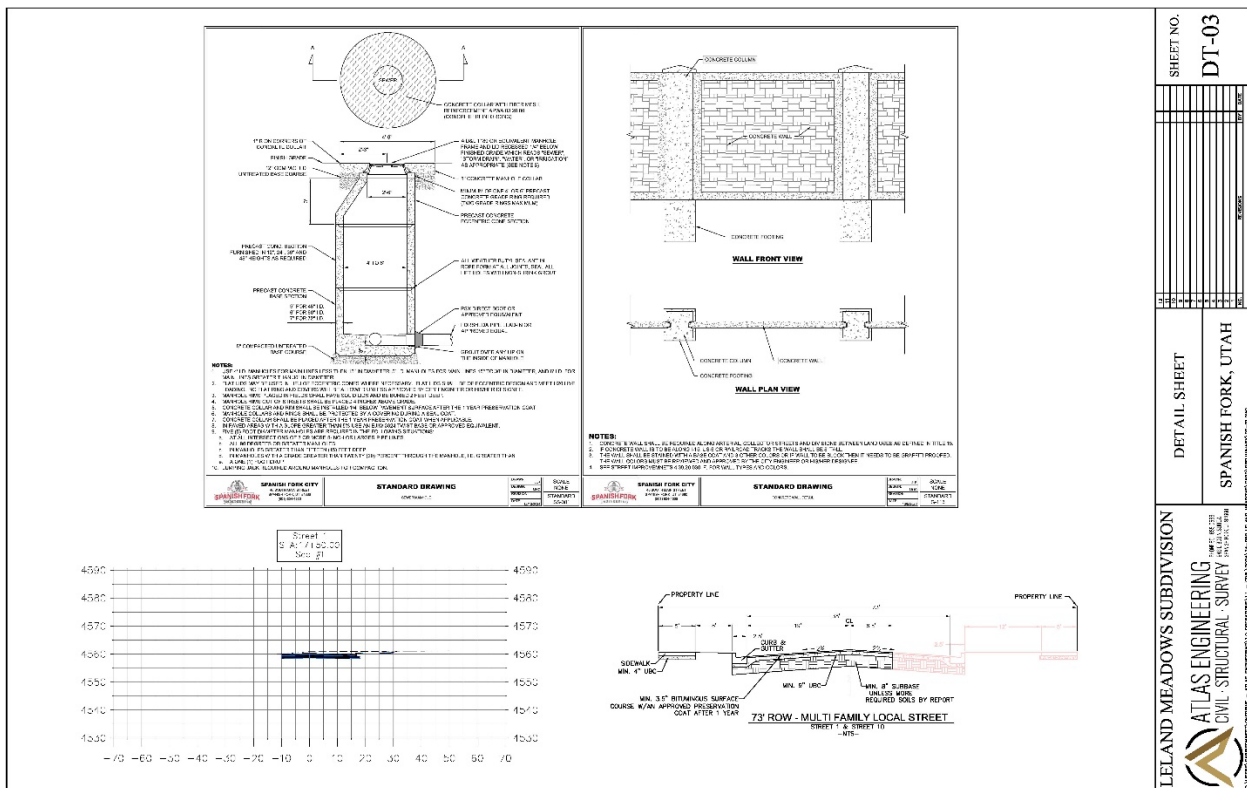


EXHIBIT 3











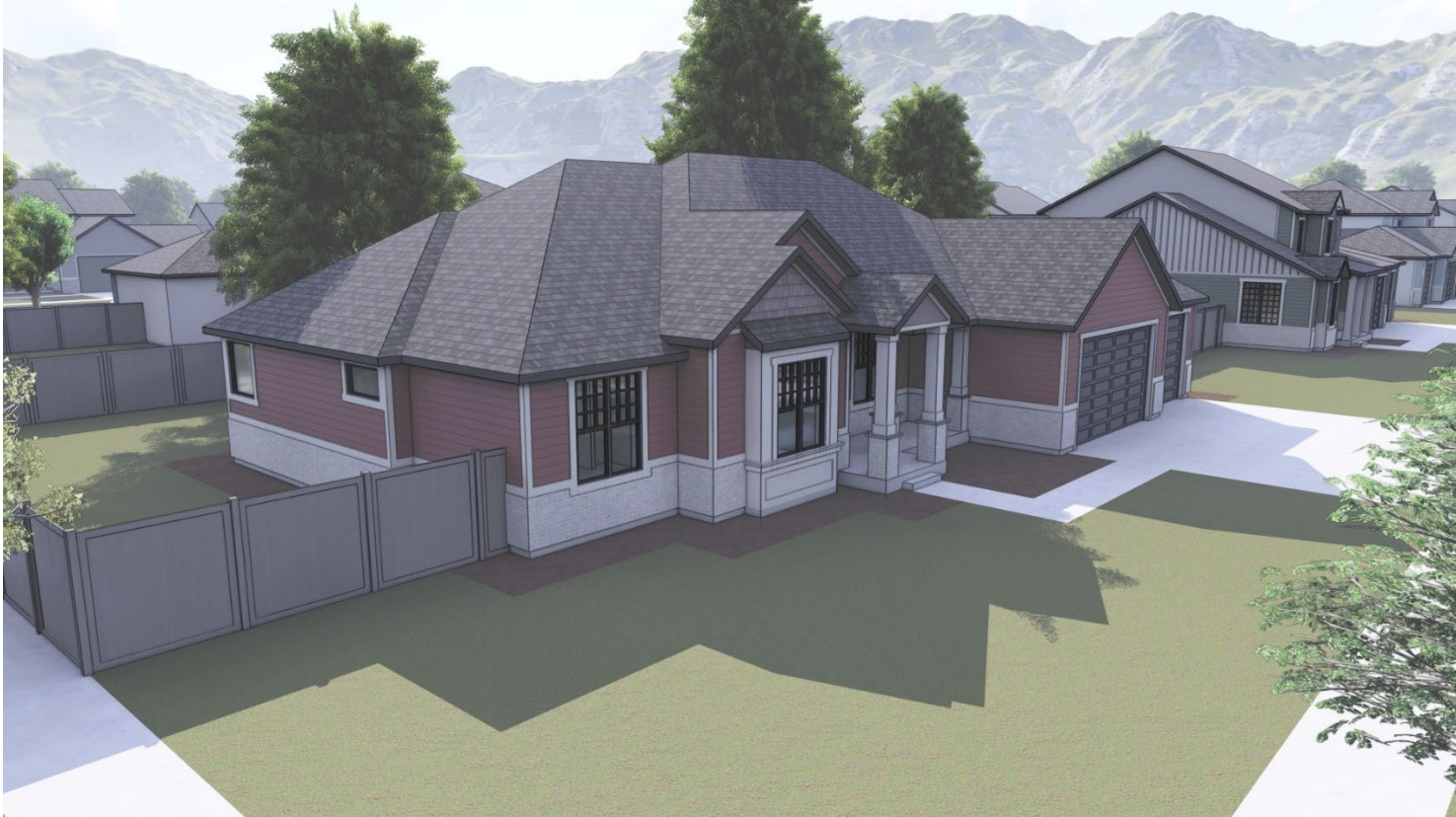
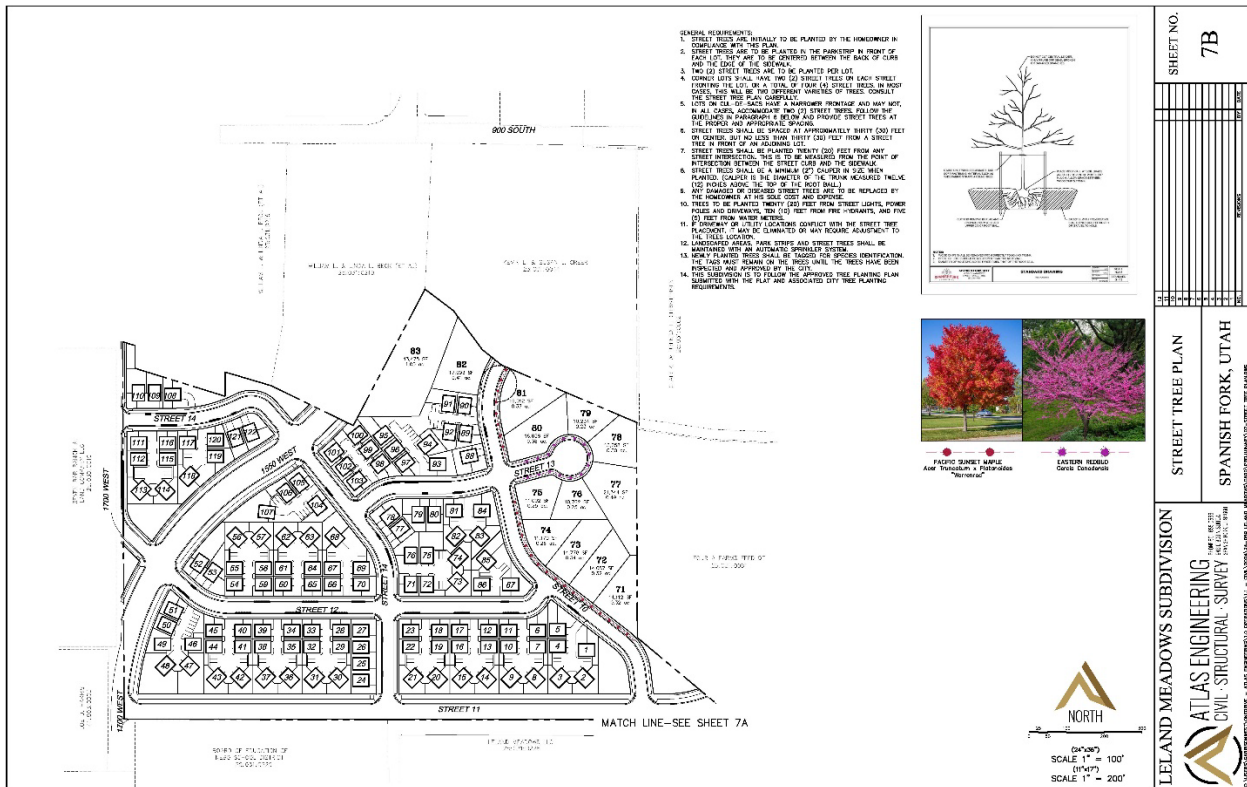
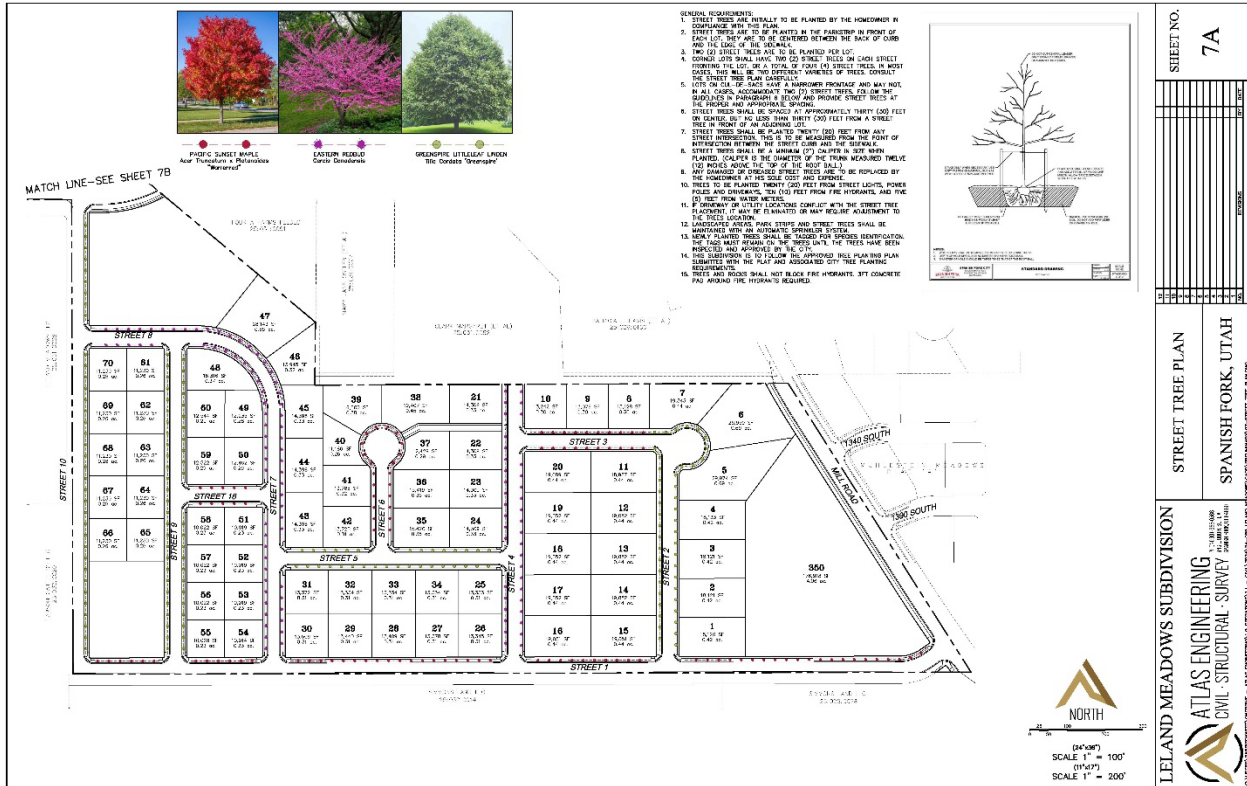


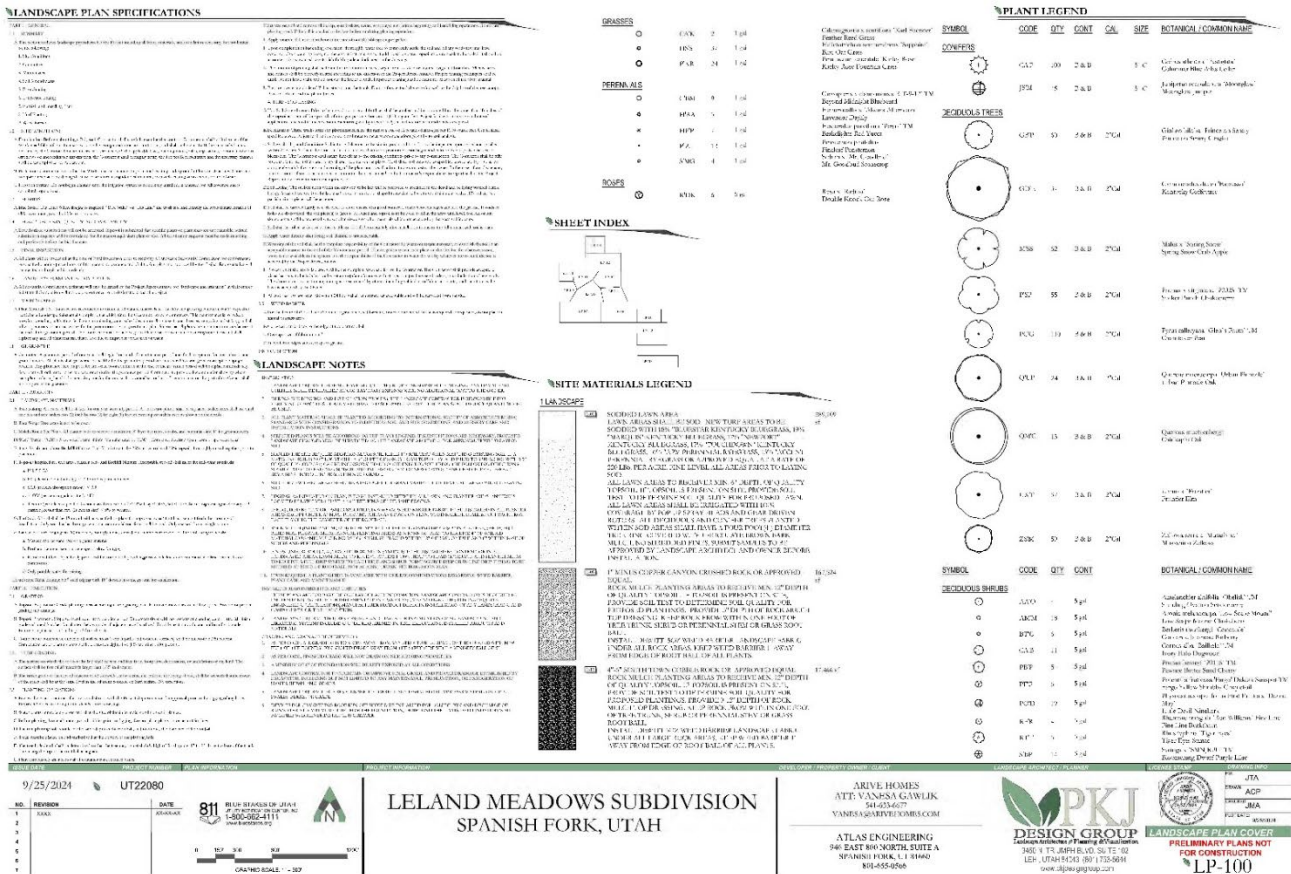


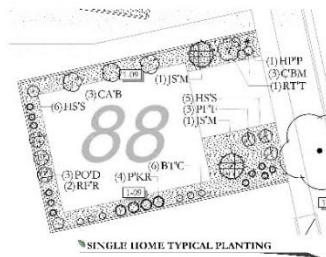
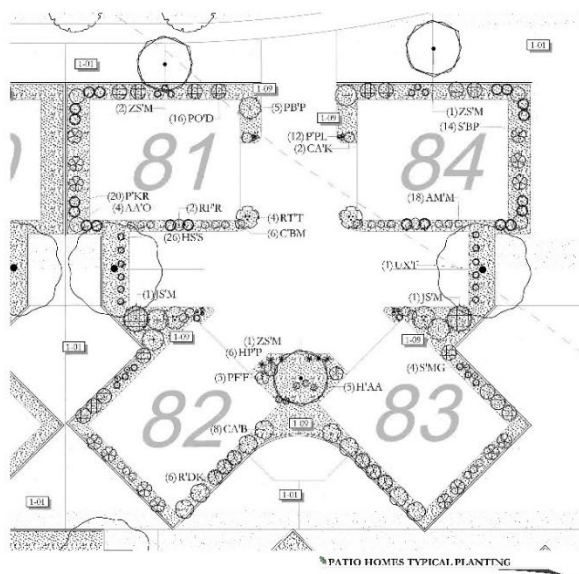
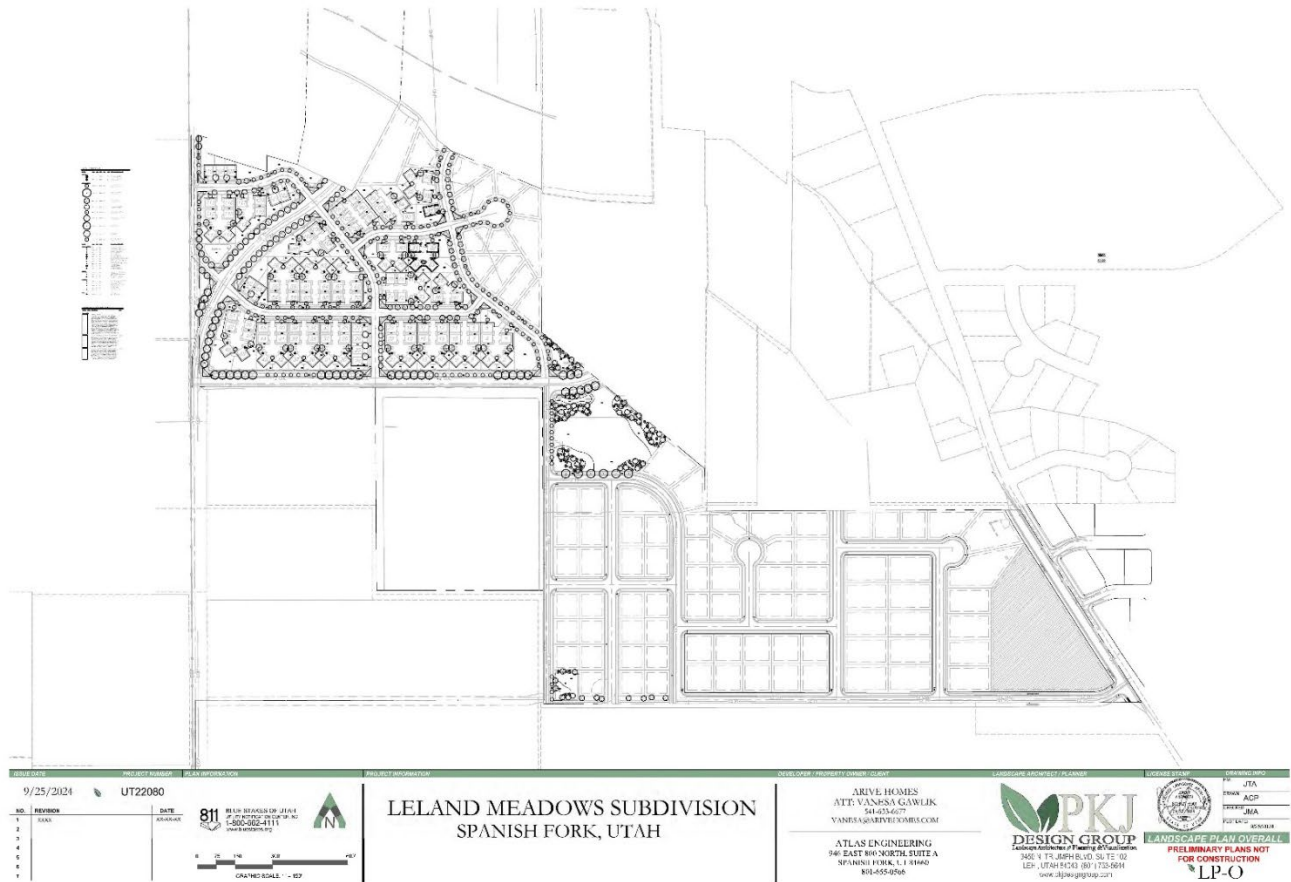


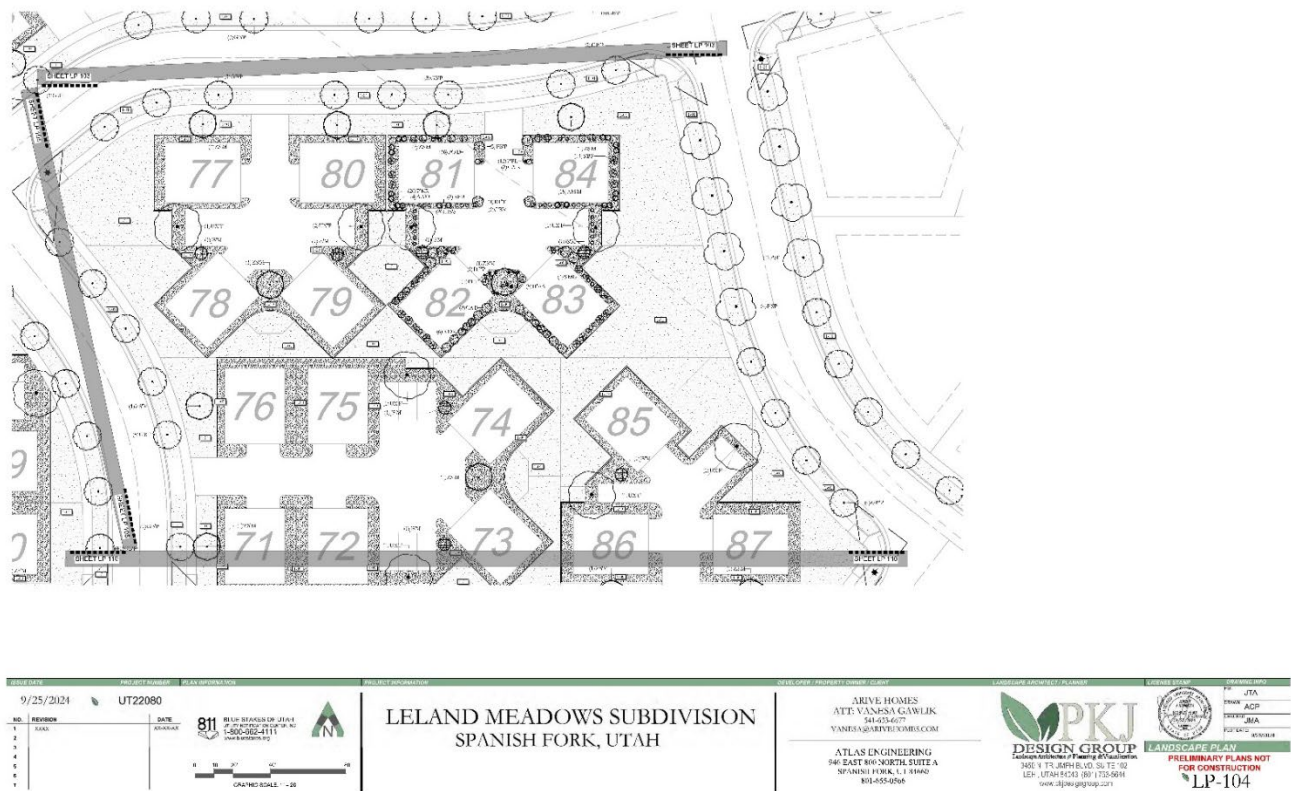


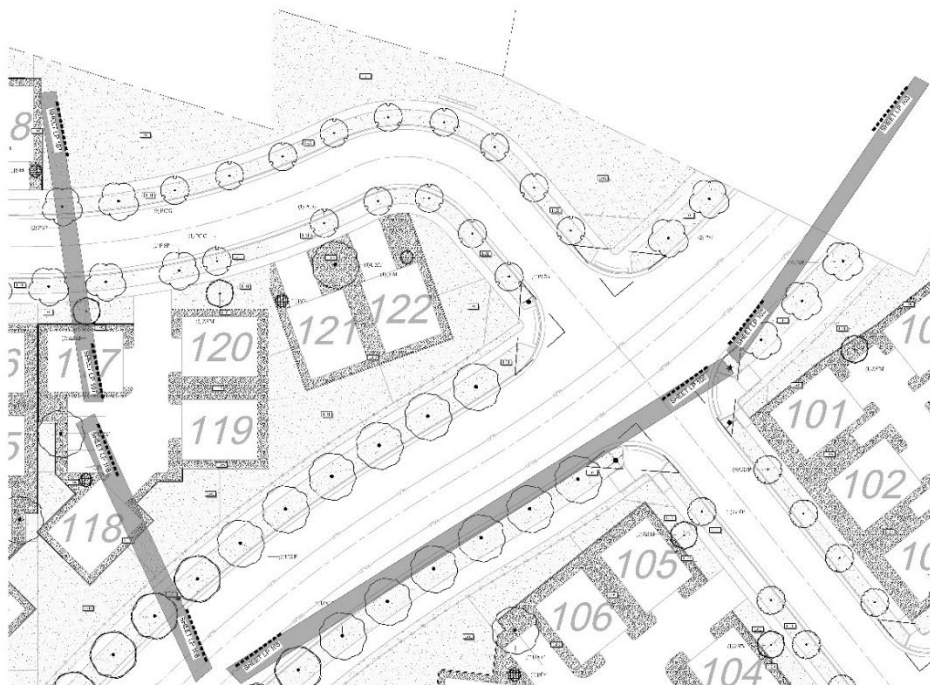
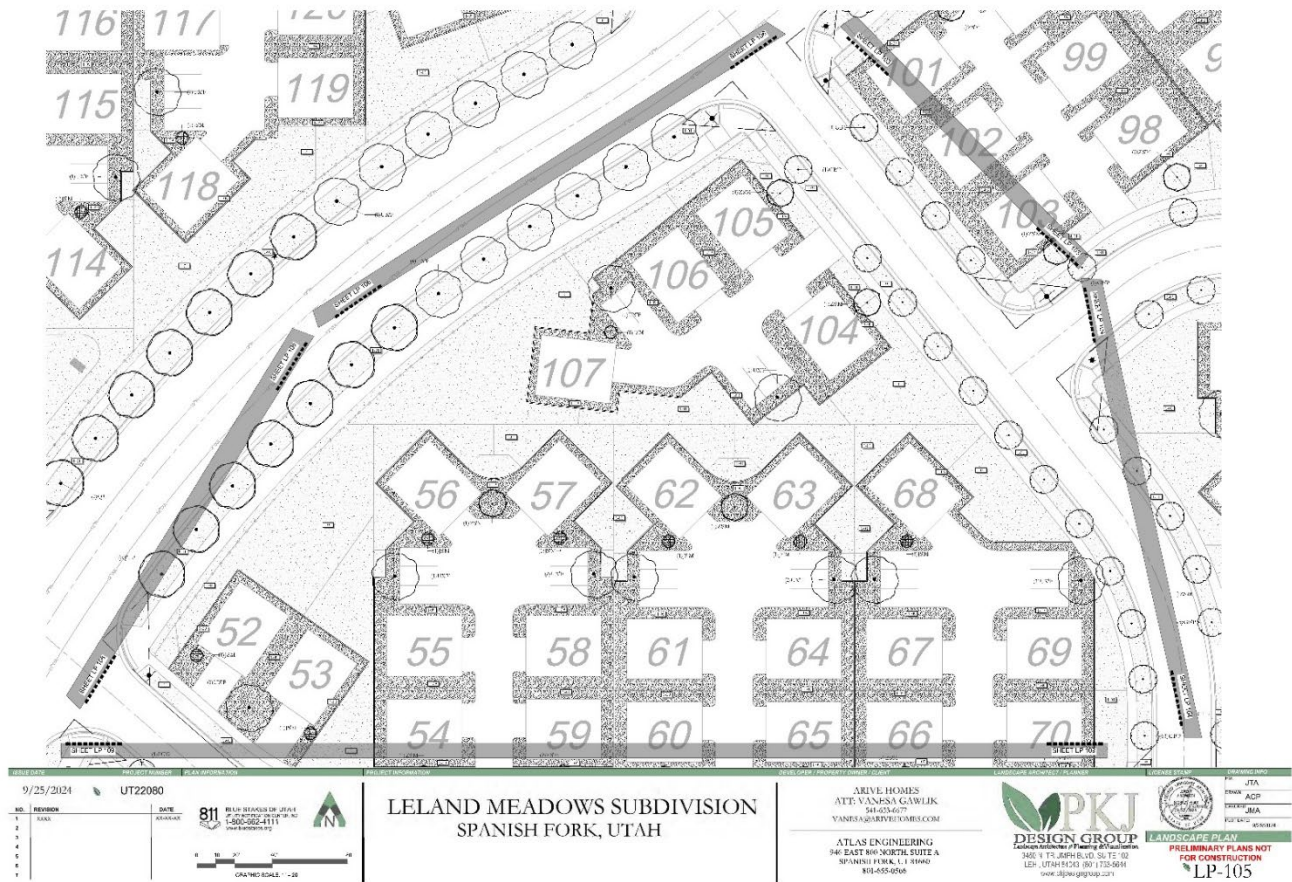
EXHIBIT 4

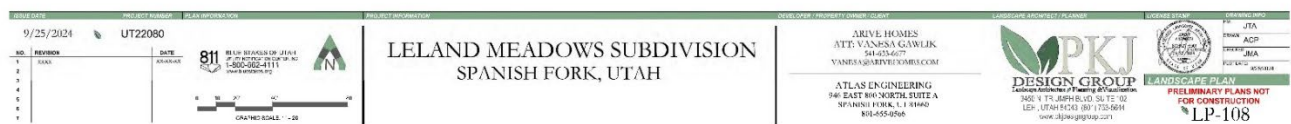
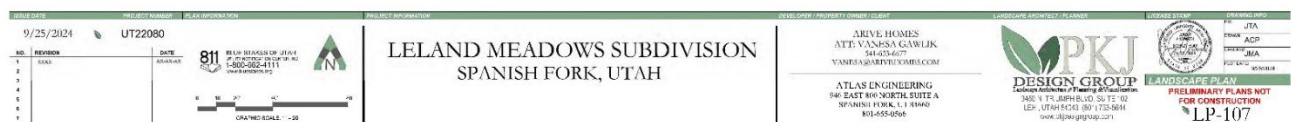


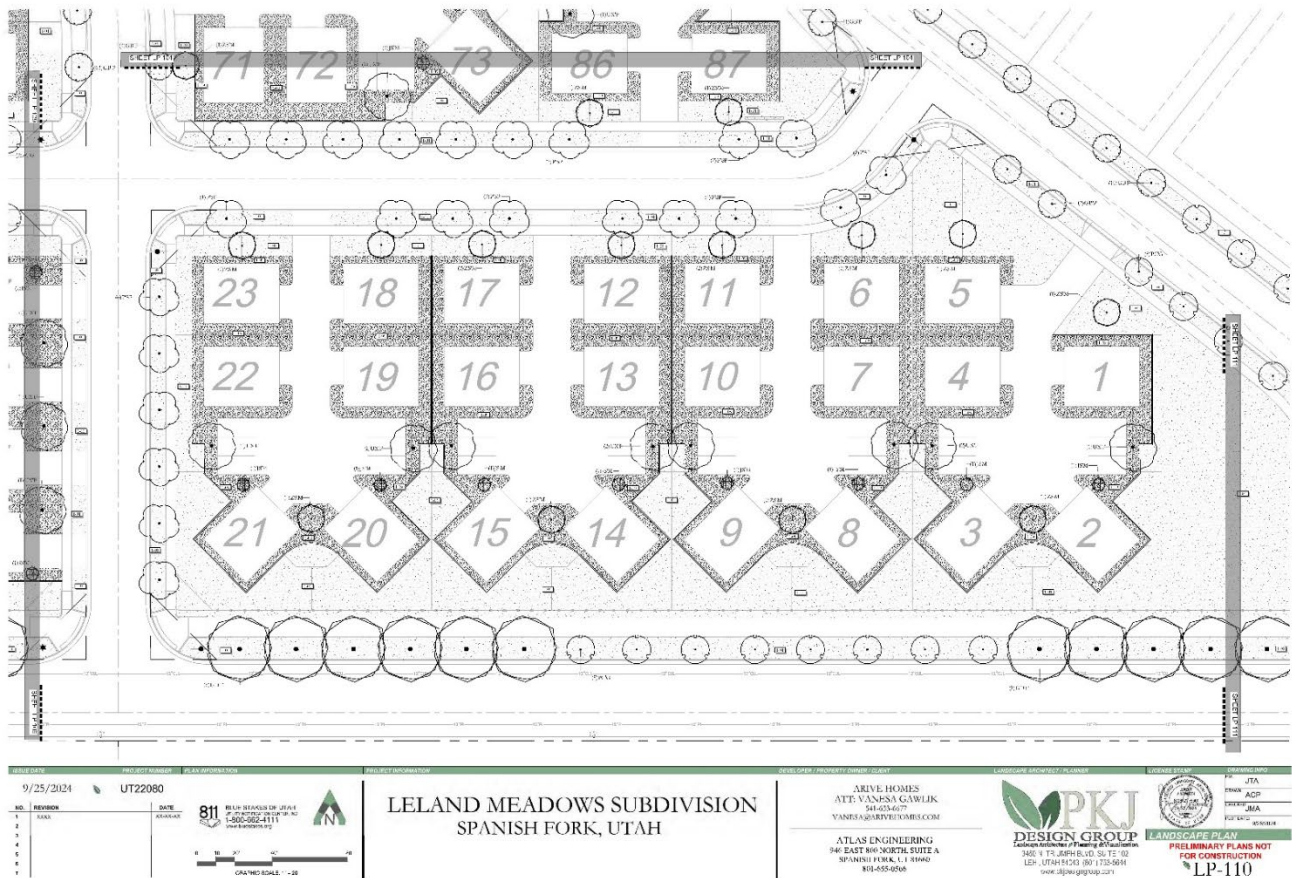
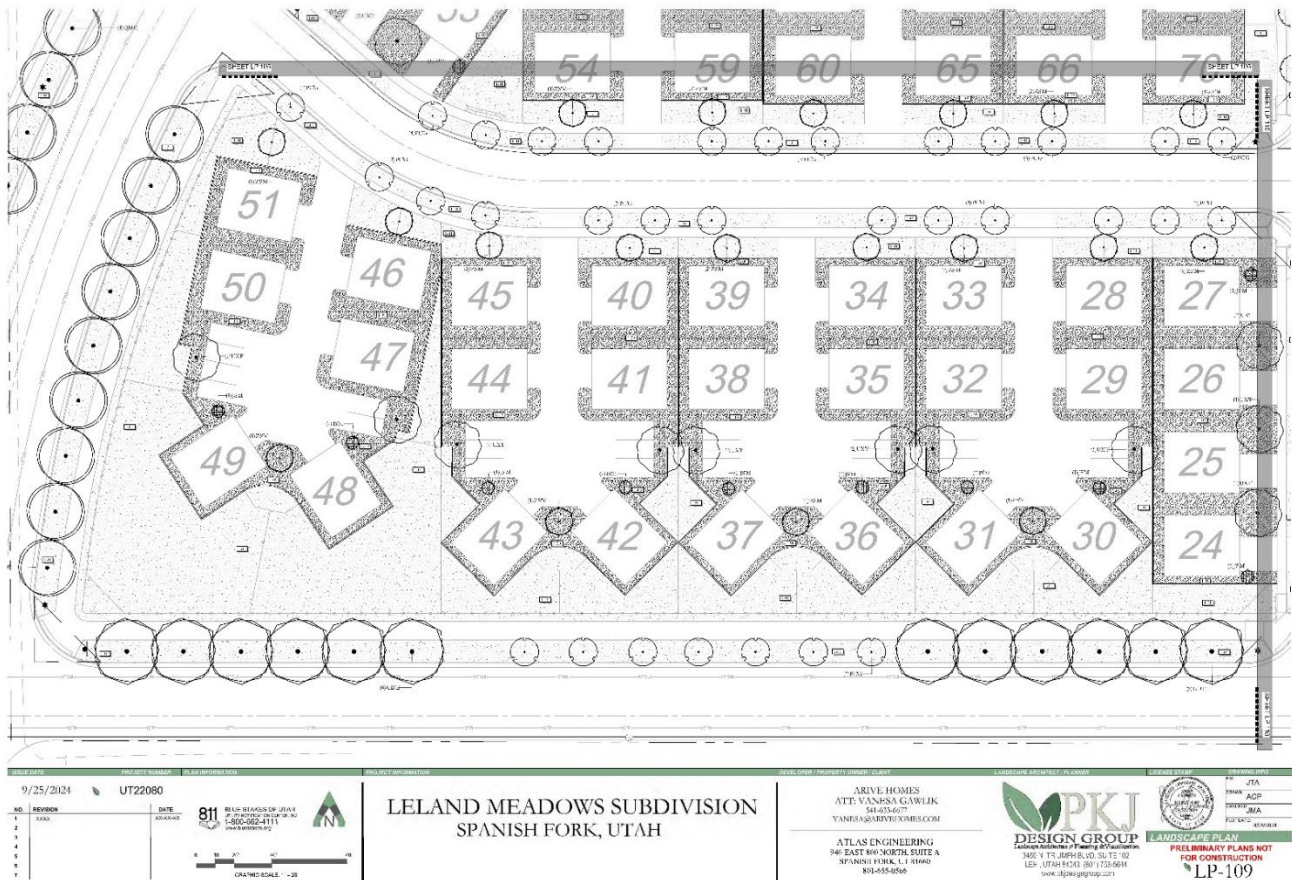












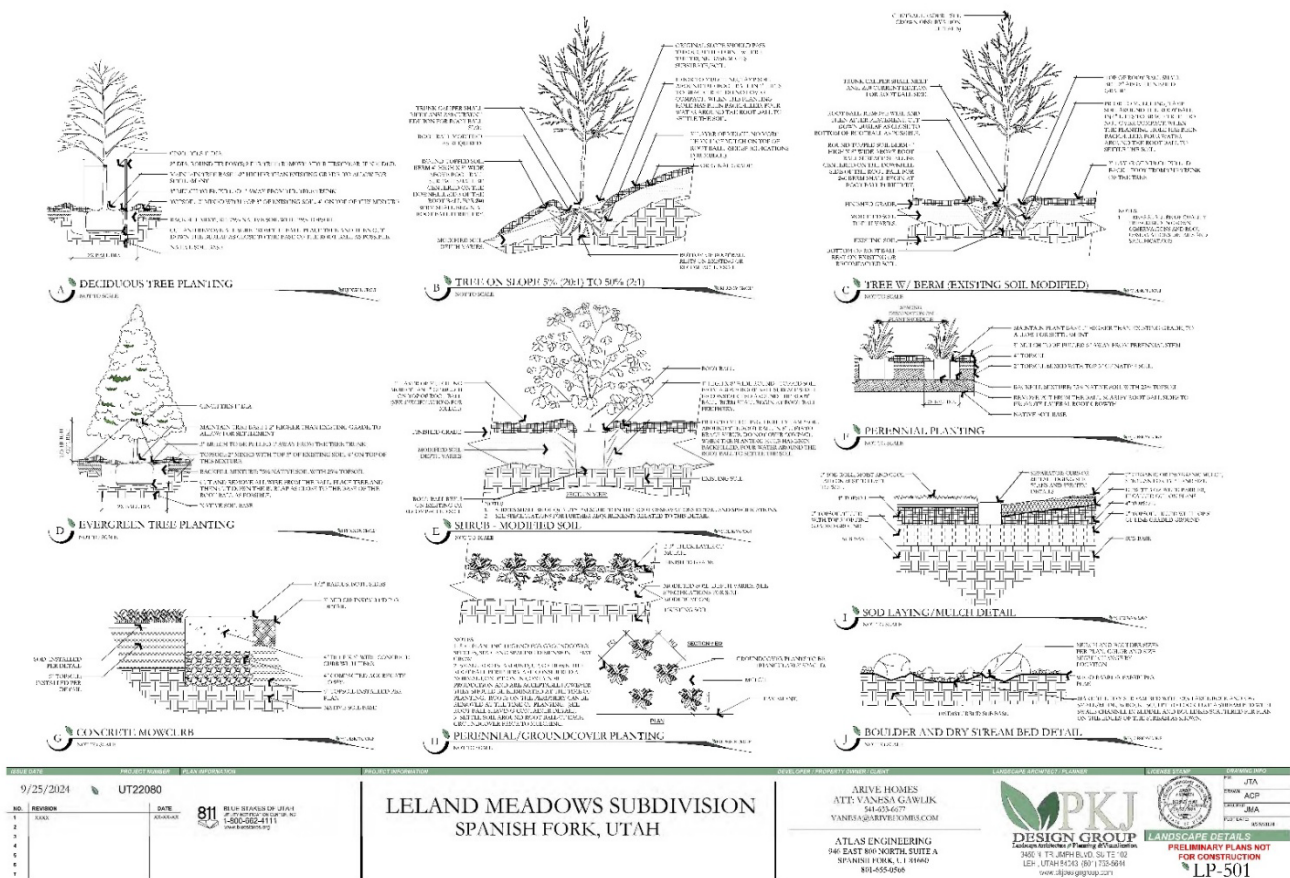


EXHIBIT 5



TO: City Council

FROM: Community Development

DATE: August 5, 2026

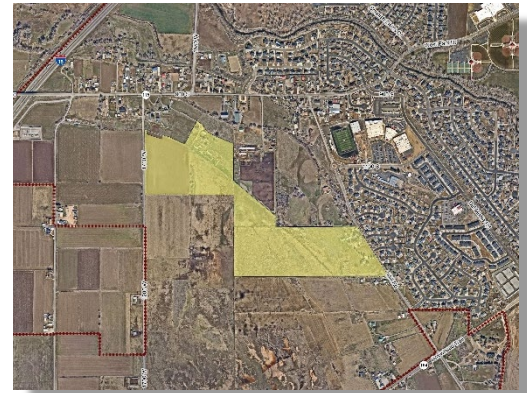
RE: Leland Meadows Master Planned Development

Municipal Code 15.3.20.080(C) - The following findings must be made by the City Council before approving any Master Planned Development Overlay District and accompanying Preliminary Plat:

1. That the proposed development will provide a more pleasant and attractive living environment than a conventional residential development established under the application of the provisions of the underlying zone.
 - a. The underlying zones proposed for this development are R-1-15 and R-1-6. The application of the Overlay zone will allow for the proposal to be developed in a functional manner that creates enhanced streetscapes through features such as tree-lined streets and reduced emphasis on driveway and garage frontage. The proposal also promotes a variety of lot sizes and participates in the architectural standards of the Overlay zone. This will result in attractive housing products with a wide array of materials, colors, and architectural elements. The proposal also introduces the garden home as an additional housing type which could provide a more attainable housing option while maintaining quality design. The inclusion of public park and open spaces will also contribute to this being a pleasant neighborhood.
2. That the proposed development will not be materially detrimental to the health, safety, or general welfare of persons residing or working within the neighborhood.
 - a. Appropriate care has been taken in designing the proposed Master Planned Development to ensure that the project will not have detrimental impacts on surrounding properties, residents, and workers.
3. That any variation allowed from the development standards of the underlying district will not create increased hazards to the health, safety, or general welfare of the residents of the development of adjacent areas.
 - a. Variations from the development standards of the underlying district will not create increased hazards to health, safety, or the general welfare of the residents in the proposed development, surrounding properties or the surrounding area.
4. That the development will improve infrastructure connectivity.
 - a. The proposal would provide several enhancements to the local street network and shows a well-connected network of streets. The proposal would also establish an additional street connection for east to west movements. The proposal would also extend public infrastructure to the development where it will likely be accessible by surrounding property owners. The proposed development will provide further utility infrastructure and looping of underground utilities.



Leland Meadows
 Zone Change
 1200 West 1400 South
 72.74 acres
 R-1-6 and R-1-15 with the Master
 Planned Development Overlay
 General Plan Designations
 Medium Density Residential
 Estate Density Residential



PROPOSAL

This proposal involves changing the current zoning of multiple properties from R-R to R-1-6 and R-1-15 with the Master Planned Development Overlay to accommodate a residential subdivision of 206 residential lots and garden homes as a Master Planned Development. The Applicant has also submitted for Preliminary Plat subdivision approval. The MPD Overlay is necessary due to some of the proposed lot sizes and lot dimensions.

The Medium Density Residential designation is identified along 1700 West and supports a mix of housing options, with densities ranging from 4 to 8 homes per acre. These neighborhoods primarily consist of single-family detached homes but may also include small lot or multi-family homes. The Applicant proposes 122 garden home units in the R-1-6 zone with a majority of the units clustered around shared driveways. The proposed density of the garden homes is 5.29 units per acre.

The Estate Density Residential designation is specifically intended to foster neighborhoods with single-family detached homes at densities ranging from 1 to 2.5 homes per acre. Lot sizes are typically large which supports the intended character of estate density neighborhoods by providing ample space for homes, yards, and landscaping while preserving a sense of openness and privacy. The Applicant proposes 84 residential lots in the R-1-15 zone for a density of 1.69 units per acre.

The Development Review Committee reviewed the proposal on June 24, 2026, and recommended approval.

STAFF RECOMMENDATION

That the proposed Leland Meadows Zone Change be recommended for approval based on the following findings:

Findings

1. That the proposal is consistent with the City's General Plan Designations of Medium Density Residential and Estate Density Residential.
2. That the proposal meets the intent and findings of the Master Planned Development Overlay Zoning District.

EXHIBITS

1. Area Maps
2. Proposed Zoning
3. Preliminary Plat

EXHIBIT 1

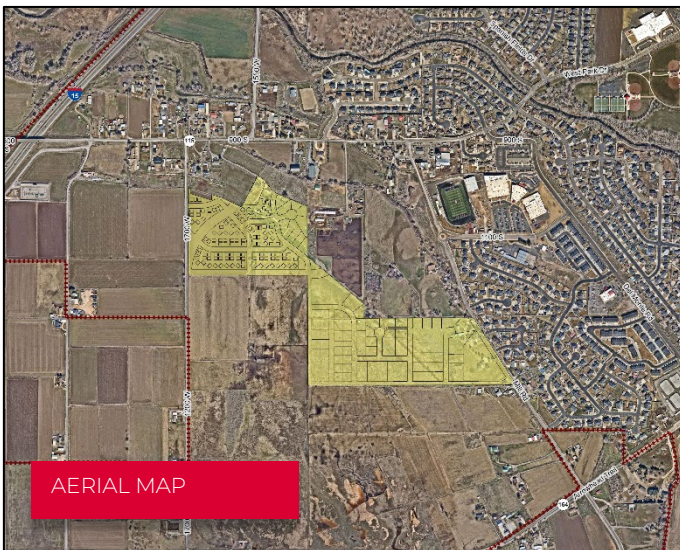
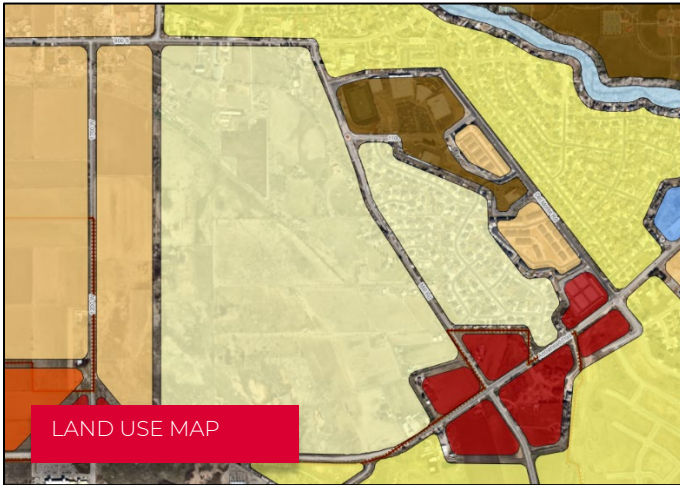
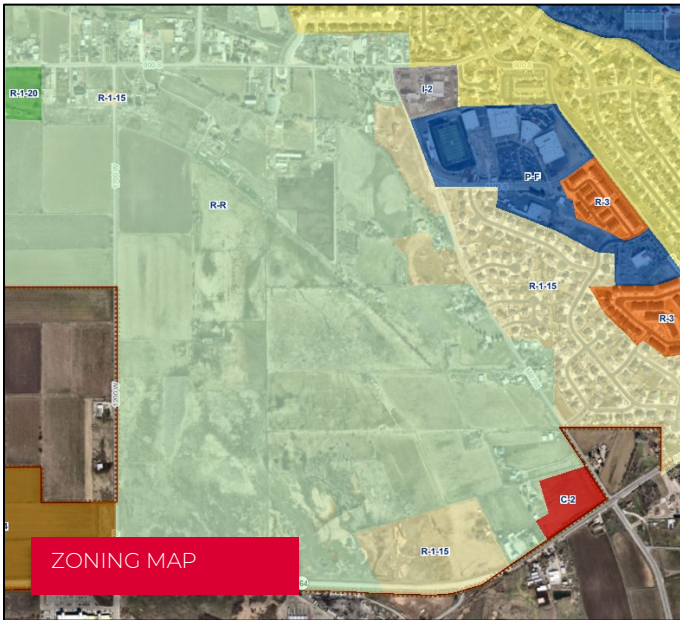


EXHIBIT 2

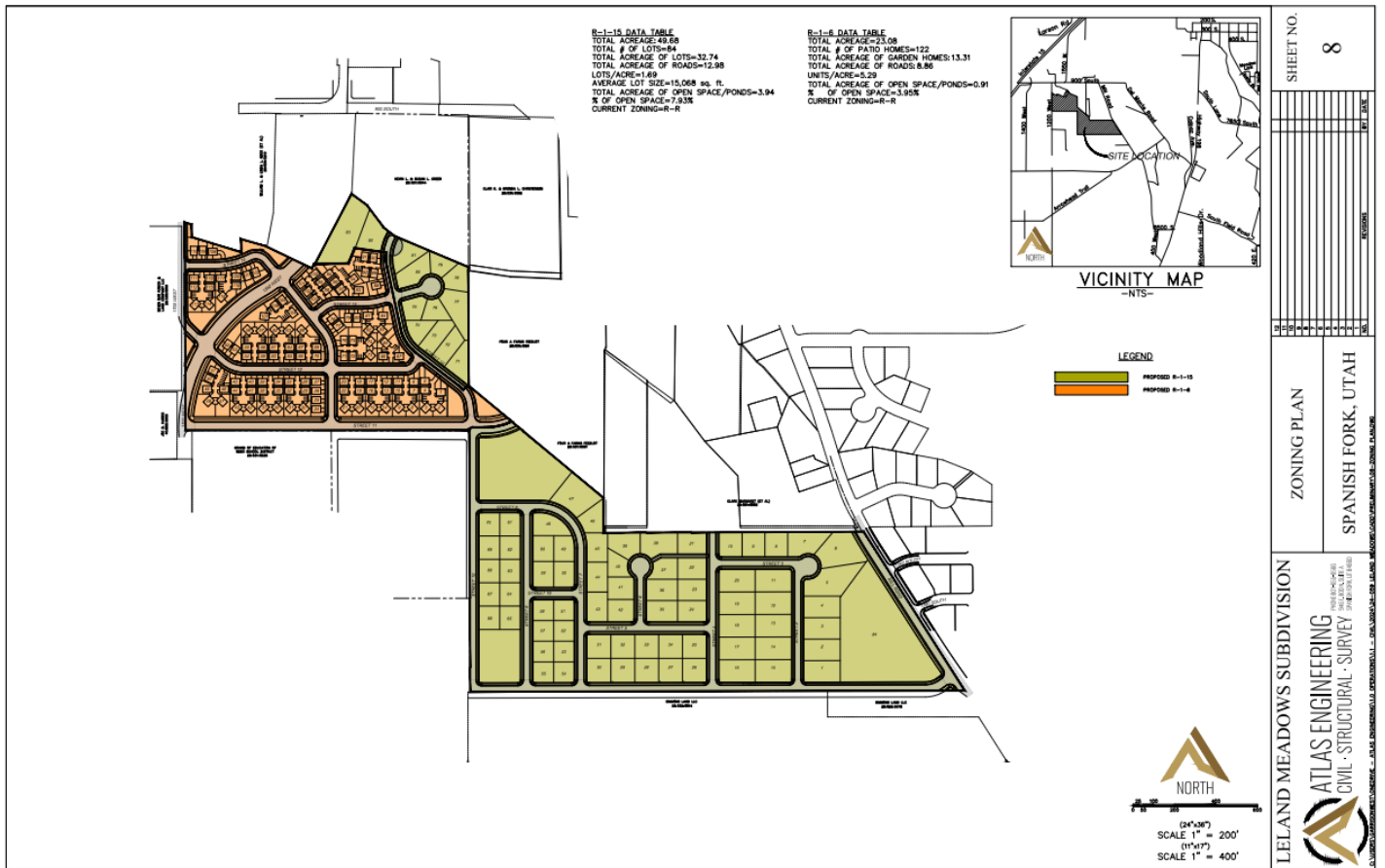
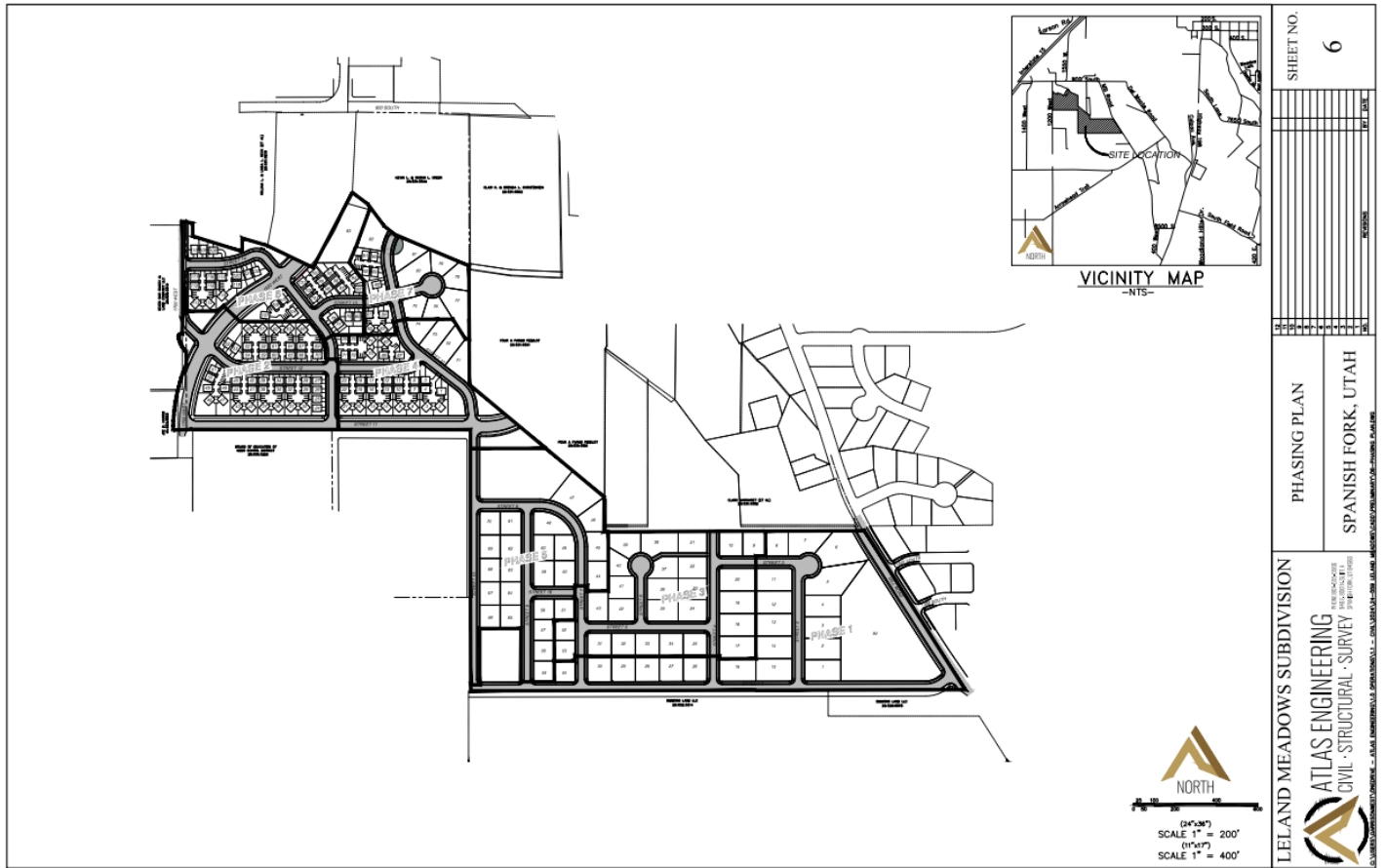
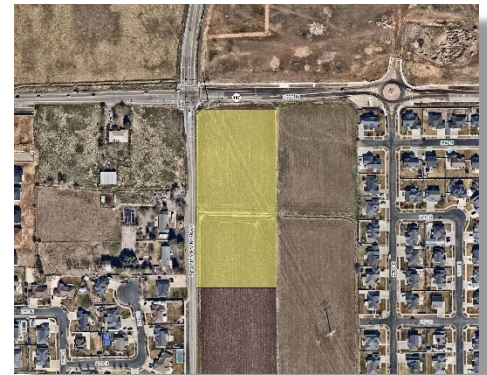


EXHIBIT 3





Hollow Acres Commercial Zone Change
 400 North Spanish Fork Parkway
 4.84 acres
 R-R Rural Residential and R-1-12 Residential
 to C-2 General Commercial
 General Plan Designations
 Commercial and Medium
 Density Residential



PROPOSAL

This proposal involves changing the zoning of approximately 4.8 acres from R-R Rural Residential and R-1-12 Residential to C-2 General Commercial for property located on the southeast corner of 400 North and Spanish Fork Parkway. Approximately 75 feet of the currently zoned R-1-12 area is proposed to be included in the commercial request. The property is currently vacant and in agricultural production. The proposed commercial area is bisected by existing overhead power lines.

A conceptual plan of how the property could possibly develop has been provided by the Applicant. The southern remainder portion is currently zoned R-1-12 and a conceptual layout has been provided for 9 lots. The proposed commercial area would be adjacent to the future residential lots. 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 future residential lots.

The Applicant is requesting the zoning map amendment to enhance the shopping center development that is planned across the street, as well as to allow for more services to benefit the surrounding community. The Applicant plans to develop this property into retail pads, with a variety of uses typical of a retail center of this style. The Applicant has been coordinating with UDOT, Rocky Mountain Power and Spanish Fork City to understand and meet all the requirements to develop this property.

The Applicant has indicated that the power line corridor that runs through the center of the proposed commercial area creates a challenge in that it limits the amount of square footage, and users on the first two pads. Due to this constraint, the Applicant can only fit some of the prospective tenants on the south end. Additionally, due to the anticipated infrastructure improvements and utility costs projected for this site, it only works from a financial standpoint if the Applicant can fit 4 pads. The Applicant has provided an efficient layout that allows for 4 pads and works around City requirements and power line constraints.

The Spanish Fork Land Use Element of the General Plan indicates that the Commercial Designation is for hubs of retail, dining, offices, and services that provide economic vitality and community convenience through accessible, well-designed development. Goal 5 of the General Plan (Retail and Office Development), encourages the placement of commercial nodes at key intersections and roadways.

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.

Some of the key issues to consider are: location, access, power lines, and other future improvements. The Development Review Committee reviewed the proposal on July 29, 2026, and recommended approval.

STAFF RECOMMENDATION

That the proposed Hollow Acres Commercial Zone Change be recommended for approval based on the following findings:

Findings

1. That the proposal is consistent with the City's General Plan Land Use Designation of Commercial.
2. That the proposal will provide for commercial uses at an important and highly visible intersection.
3. That the proposal will enhance commercial uses and services in the area.
4. That the proposal will promote conveniently located commercial uses and services.

EXHIBITS

1. Area Maps
2. Request
3. Concept
4. Municipal Code 15.3.16.080 C-2 General Commercial

EXHIBIT 1

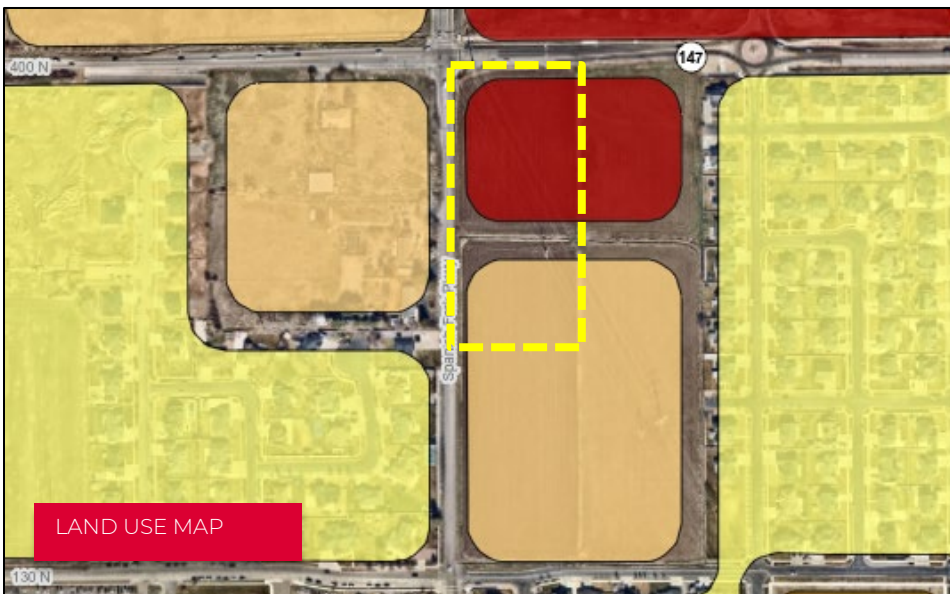
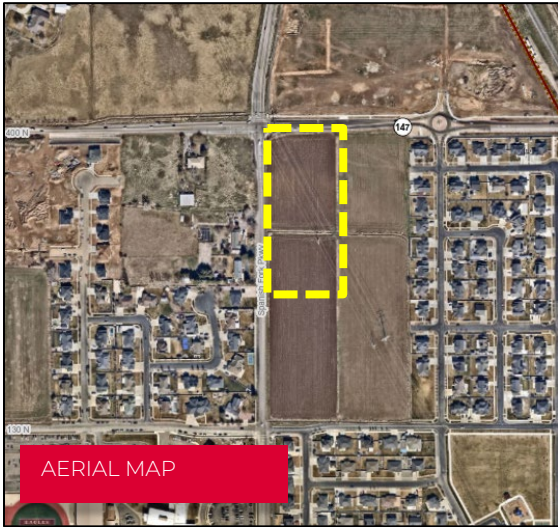
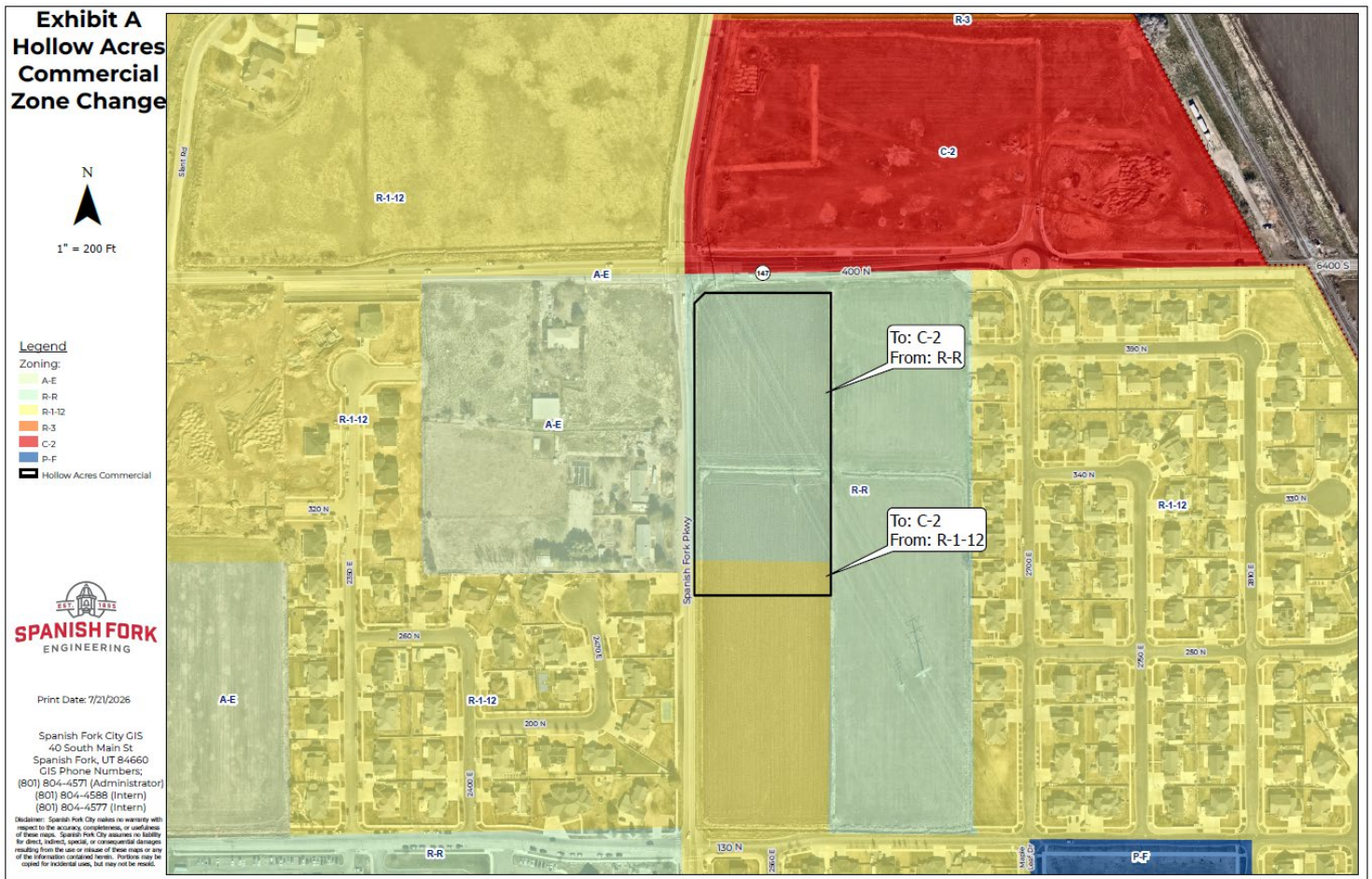


EXHIBIT 2





CORNER PARTNERS
307 West 200 South, Suite 3003
Salt Lake City, UT 84101

To Whom it may concern,

We would like to apply for a zone amendment to the current zoning map, for the northern 4.84 acres of Utah County parcel 27:032:0192, on the corner of 2550 E St and 400 N.

The property is currently zoned Rural Residential (RR) and we are requesting a change to General Commercial (C-2).

We would like to make this change to match the use that is listed in the general plan (commercial). We feel that this change will enhance the shopping center development that is planned across the street, as well as allow for more services to benefit the surrounding community.

Our plan is to develop this property into retail pads, with a variety of uses typical of a retail center of this style.

We have been working with UDOT, Rocky Mountain Power and Spanish Fork city to make sure that we understand and meet all the requirements to develop this property.

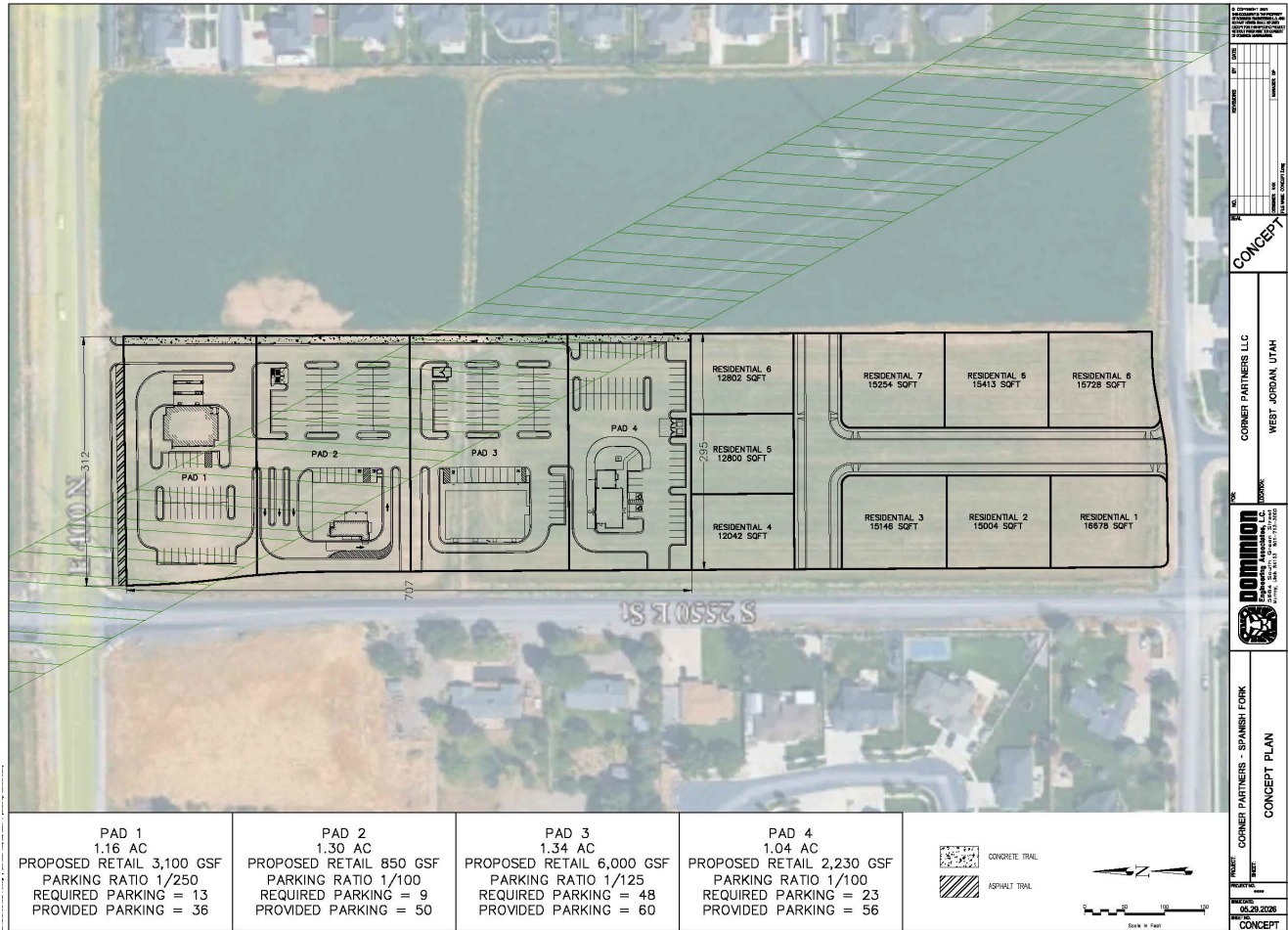
We look forward to working with Spanish Fork city on this and future projects.

Regards,

Forrest Gaskill
Project Manager

CORNER PARTNERS | 307 West 200 South, Suite 3003 | Salt Lake City, UT 84101

EXHIBIT 3





Site plan render

Parkway Shops

400 North 2550th East, Spanish Fork, Utah



Render key

Parkway Shops

400 North 2550th East, Spanish Fork, Utah





Render view #1

Parkway Shops

400 North 2550th East, Spanish Fork, Utah



Render view #2

Parkway Shops

400 North 2550th East, Spanish Fork, Utah





Render view #3

Parkway Shops

400 North 2550th East, Spanish Fork, Utah



Render view #4

Parkway Shops

400 North 2550th East, Spanish Fork, Utah





Render view #5

Parkway Shops

400 North 2550th East, Spanish Fork, Utah



EXHIBIT 4

15.3.16.080 C-2 General Commercial

This district is intended to provide for a wide range of commercial uses designed to serve neighborhood, community, and regional needs. Uses may be freestanding or integrated in a center.

- A. Permitted Uses: The following uses are permitted if operated from a permanent, enclosed building with no outside storage of merchandise:
 - 1. Adult Day Care.
 - 2. Art Galleries and Studios.
 - 3. Car Wash (full service).
 - 4. Child Care Centers.
 - 5. Convenience Stores.
 - 6. Event Center.
 - 7. Financial Institutions
 - 8. Hotels and Motels.
 - 9. Indoor Commercial Recreation Facilities.
 - 10. Instructional Studios.
 - 11. Lube Centers.
 - 12. Medical and Dental Laboratories.
 - 13. Municipal Facilities required for local service.
 - 14. Office Supply, Copying, Printing businesses.
 - 15. Offices.
 - 16. Outdoor display area.
 - 17. Personal Service businesses.
 - 18. Private Clubs.
 - 19. Public Utility Facilities required for local service.
 - 20. Repair Services for small appliances, bicycles, jewelry, and similar items.
 - 21. Restaurants.
 - 22. Retail uses.
 - 23. Tire Centers.
- B. The following uses are permitted if operated from a permanent, enclosed building and may have outside storage or display of merchandise which is customarily part of such:
 - 1. New and Used Automobile, Motorcycle, Boat, Truck, Recreational Vehicle Sales and Rental Facilities, and Repair Services associated with such facilities.
- C. Uses Subject to Conditions:
 - 1. Seasonal Sales and Special Events (as described in §15.3.24.050 et seq.).
- D. Uses Subject to Conditional Use Permit (see §15.3.08.060):
 - 1. Outdoor display or storage of materials or merchandise in conjunction with any permitted use.
 - 2. Wireless Communication Facilities on existing structures, with the intent to make them “stealth” facilities, which are not noticeable to a degree greater than the structure to which it is attached; or new stealth facilities which are camouflaged into its surroundings.
- E. Accessory Buildings and Uses (see §15.3.24.090):
- F. Development Standards (see Table 2).
- G. Site Plan/Design Review (see §15.4.08.010 et seq.).
- H. Landscaping, Buffering, Walls (see §15.4.16.130).
- I. Signs (see §5.36.010 et seq.).
- J. Parking (see §15.4.16.120).

TO: Spanish Fork City Planning Commission

FROM: Dave Anderson, AICP

DATE: August 5, 2026

RE: Detached Accessory Dwelling Units

A change to Utah Code will take effect on October 1, 2026. Spanish Fork City is required to modify our zoning code to be consistent with the language in Utah Code. In all but one way, Spanish Fork's zoning code is already consistent with the new language in State law. The applicable section of State Code is attached to this correspondence.

Currently, Spanish Fork City requires properties with Detached Accessory Dwelling Units to have a total of four parking spaces. Incidentally, none of the required spaces can be provided in a tandem arrangement where spaces are located in front of, or behind, one another.

Here is an excerpt from Utah Code that relates to required parking:

(3) A land use regulation described in Subsection (1) may not:

.....

(b) require more than two on-site parking spaces assigned to a detached accessory dwelling unit that is 650 square feet or larger;

(c) require more than one on-site parking space assigned to a detached accessory dwelling unit that is smaller than 650 square feet.....

The inconsistency with Spanish Fork Municipal Code and Utah Code is the amount of parking that is required for properties with Detached Accessory Dwelling Units that have less than 650 square feet of floor area. The following change to Spanish Fork City's zoning code is proposed to correct that inconsistency:

E. Accessory Dwelling Units (ADUs):

1. This sub-section is established to provide regulations for ADUs.

2. Requirements for Approval....

~~e. The property must have a total of three (3) parking spaces for the primary single-family dwelling with an internal ADU and four (4) parking spaces for a primary single-family dwelling with an external or detached ADU which meet the criteria provided in section §15.4.16.120. i.e., two (2) parking spaces are required for the primary single-family dwelling and one (1) parking space for the internal ADU. The parking spaces for the ADU may not be provided in a tandem arrangement.~~

e. Properties with internal ADUs must provide at least three (3) off-street parking spaces, two (2) spaces for the primary dwelling and one (1) space for the internal ADU. Properties with detached ADUs, where the detached ADU contains less than 650 square feet of floor area, must provide at least

three (3) off-street parking spaces, two (2) spaces for the primarily dwelling and one (1) space for the detached ADU. Properties with detached ADUs, where the detached ADU contains 650 or more square feet of floor area, must provide at least four (4) off-street parking spaces, two (2) spaces for the primarily dwelling and two (2) spaces for the detached ADU. The parking spaces for the ADU may not be provided in a tandem arrangement and required parking spaces must meet the criteria provided in section §15.4.16.120.

The Development Review Committee reviewed this proposal on July 29, 2026 and recommended that it be approved.

Please let me know if you have any questions.

attachment: Utah Code 10-21-304

Effective 10/1/2026

10-21-304 Detached accessory dwelling units.

- (1)
 - (a) A specified municipality shall adopt a land use regulation that permits a detached accessory dwelling unit on any lot or parcel that is 11,000 square feet or larger and contains a single-family dwelling, if the single-family dwelling is a permitted use on the lot or parcel.
 - (b) This section does not prohibit a municipality from adopting a land use regulation that permits a detached accessory dwelling unit on a lot or parcel that is smaller than 11,000 square feet.
- (2) A land use regulation described in Subsection (1) shall:
 - (a) require that a detached accessory dwelling unit comply with all applicable building, health, and fire codes; and
 - (b) include a process for the owner of a legally constructed accessory structure to convert the accessory structure to a detached accessory dwelling unit subject to applicable:
 - (i) dwelling and accessory structure setback requirements; and
 - (ii) building, health, and fire codes.
- (3) A land use regulation described in Subsection (1) may not:
 - (a) require a conditional use permit for a detached accessory dwelling unit if the proposed detached accessory dwelling unit is located in a primarily residential zone;
 - (b) require more than two on-site parking spaces assigned to a detached accessory dwelling unit that is 650 square feet or larger;
 - (c) require more than one on-site parking space assigned to a detached accessory dwelling unit that is smaller than 650 square feet; or
 - (d) include design standards for a detached accessory dwelling unit that conflict with Section 10-20-618.
- (4) A land use regulation described in Subsection (1) may:
 - (a) require a detached accessory dwelling unit to:
 - (i) conform to applicable land use regulations that regulate structure size, dimension, height, and maximum lot coverage;
 - (ii) conform to setback requirements, that may take into account proximity to property lines and other structures, easements, window orientation, massing, or other elements; and
 - (iii) be designed consistent with the design of the single-family dwelling;
 - (b) prohibit a detached accessory dwelling unit from being:
 - (i) larger in size than the single-family dwelling located on the same lot or parcel;
 - (ii) located within a public utility easement or other recorded easement;
 - (iii) located in a front-yard area of a lot or parcel; or
 - (iv) rented for less than 90 consecutive days;
 - (c) require that the owner of a lot or parcel where a detached accessory dwelling unit is located reside in the detached single-family dwelling or detached accessory dwelling unit located on the lot or parcel;
 - (d) require that when a detached garage is converted to a detached accessory dwelling unit, any parking spaces required for the single-family dwelling that were located within the detached garage are replaced on-site;
 - (e) prohibit more than one accessory dwelling unit on a lot or parcel; and
 - (f) prohibit a detached accessory dwelling unit if:
 - (i) the detached accessory dwelling unit will not have adequate access to a required utility service that is a project improvement, including sanitary sewer, culinary water, electrical, or storm water; or

- (ii) a utility service that is a system improvement, including sanitary sewer, culinary water, electrical, or storm water, to which the detached accessory dwelling unit is required to connect does not have sufficient capacity to support the addition of the detached accessory dwelling unit to the utility service system improvements.
- (5) This section does not supersede:
 - (a) a land use regulation that regulates a detached accessory building that is not a detached accessory dwelling unit;
 - (b) prohibitions or restrictions on detached accessory dwelling units in a development agreement signed by a municipality on or before May 6, 2026; or
 - (c) a land use regulation or administrative action that:
 - (i) is not prohibited by law; and
 - (ii) relates to a detached accessory dwelling unit.

Enacted by Chapter 166, 2026 General Session

TO: Spanish Fork City Planning Commission

FROM: Dave Anderson, AICP

DATE: August 5, 2026

RE: Proposed Title 15 Amendment - Data Center and Onsite Power Generation Facilities

A document accompanying this memorandum describes proposed changes to the Municipal Code that would allow, if certain conditions are met, Data Centers and Onsite Power Generation Facilities to be located in the Industrial 1 Zone.

The redlines shown on the accompanying document do not identify the proposed changes to Title 15 but are instead changes that staff recommends to the applicant's proposal.

The Development Review Committee reviewed this proposal on July 29, 2026 and recommended that it be approved.

attachment: proposed Volition Text Amendment
supporting materials

SPANISH FORK CITY
APPLICATION FOR ZONING TEXT AMENDMENT
PROPOSED TEXT & REDLINED LANGUAGE

Applicant:	Volition Industries, Inc.
Application Type:	Zoning Ordinance Text Amendment (Spanish Fork Municipal Code Title 15, Land Use)
Governing Sections:	§15.2.04.030 (Application Requirements); §15.3.08.050 (Amendments to the Zoning Ordinance)
Sections Proposed for Amendment:	§15.1.04.020 (Definitions); §15.3.16.120 (I-1 Light Industrial Zone); §15.3.24 (Supplementary Regulations — new section)
Related Parcel (for reference):	Utah County Parcel No. 67:228:0003 (zoned I-1, Light Industrial)
Date:	July 10, 2026

Redline Legend

The proposed new language is shown in blue underline. Language proposed for deletion would be shown in ~~red strikethrough~~. This amendment adds new language only; no existing text is proposed for deletion. Existing code text is reproduced in regular type for context, and unaffected provisions are indicated by "*" * *".

AMENDMENT 1 — §15.1.04.020 DEFINITIONS

Section 15.1.04.020 of the Spanish Fork Municipal Code is amended to add the following definitions, inserted in alphabetical order:

* * *

"Data Center": A facility used primarily for the housing and operation of computer servers, networking equipment, and data storage systems, together with associated electrical, mechanical, cooling, fire suppression, and security infrastructure. A Data Center may include accessory offices, maintenance areas, and an Onsite Power Generation Facility as regulated by this Title.

"Energy Storage System": One or more devices, assembled together, capable of storing energy and supplying electrical energy at a future time, including but not limited to battery energy storage systems, together with associated inverters, controls, thermal management, and enclosures. When installed as a component of an Onsite Power Generation Facility, an Energy Storage System is a functional element of that facility used for load-following, power quality, ride-through, black start, and reliability purposes, and not a separate principal use.

"Ultra-Low Emission Generation Technology": Stationary electric generation equipment that either (a) is certified under, or demonstrably meets, the distributed generation emission standards of the California Air Resources Board (CARB) Distributed Generation Certification Program, or

an equivalent or successor emission standard as reasonably determined by the Zoning Administrator based on manufacturer certification or source test data, or (b) emits oxides of nitrogen (NOx) at a rate not exceeding 0.5 pounds per megawatt-hour of electrical output. Ultra-Low Emission Generation Technology includes, ~~without limitation,~~ fuel cells, ~~recuperated microturbines,~~ and linear generators meeting the foregoing standard, operating on natural gas, renewable natural gas, hydrogen, biogas, or blends thereof. Ultra-Low Emission Generation Technology does not include reciprocating internal combustion engines.

"Onsite Power Generation Facility": Stationary Ultra-Low Emission Generation Technology, together with Energy Storage Systems, switchgear, controls, fuel handling equipment, thermal recovery equipment, and appurtenant structures, that generates, conditions, and stores electric power exclusively for consumption by principal and accessory uses located on the same site or within the same unified development, operating in electrical isolation from, and without interconnection to, any electric utility distribution or transmission system. An Onsite Power Generation Facility shall not export, sell, or deliver electric power at wholesale or retail to any offsite customer or electric system. An Onsite Power Generation Facility does not include facilities owned or operated by Spanish Fork City or another public utility.

* * *

AMENDMENT 2 — §15.3.16.120 I-1 LIGHT INDUSTRIAL ZONE

Subsection C (Uses Subject to ~~Conditional Use Permit~~Conditions) of Section 15.3.16.120 is amended to add the following uses:

~~CB.~~ Uses Subject to ~~Conditional Conditions~~Use Permit (see §15.3.08.060):

* * * [existing items 1 through ~~12-4~~ remain unchanged] * * *

~~135.~~ Data Center with Onsite Power Generation Facility, subject to the standards of § 15.3.24 (Onsite Power Generation Facilities).

~~146.~~ Onsite Power Generation Facility, subject to the standards of §15.3.24. ____ (Onsite Power Generation Facilities).

* * *

AMENDMENT 3 — PART 3, CHAPTER 15.3.24 SUPPLEMENTARY REGULATIONS

A new section is added to Chapter 15.3.24 (section number to be assigned upon codification), to read as follows:

§15.3.24.090

M. ONSITE POWER GENERATION FACILITIES

A1. Purpose: To allow electric power to be generated, stored, and consumed entirely onsite in support of permitted and ~~conditionally permitted~~-uses subject to conditions in the I-1 Zone, in a

manner that imposes no demand on, and creates no interconnection with, the City's electric utility system, and that protects surrounding properties from noise, emissions, glare, and visual impacts through enforceable performance standards.

B2. Applicability: This section applies to all Onsite Power Generation Facilities ~~approved as a conditional use~~ in the I-1 Zone. An Onsite Power Generation Facility may be established only in conjunction with, and scaled to serve, one or more principal uses lawfully established or concurrently approved on the same site or within the same unified development, ~~and shall generate a minimum of 50 megawatts.~~

C3. Eligible Technology: All generation equipment shall be Ultra-Low Emission Generation Technology as defined in §15.1.04.020. The applicant shall demonstrate compliance through manufacturer certification, source test data, or applicable air quality permit documentation submitted with the ~~conditional-site plan~~ use application.

D4. Energy Storage: An Onsite Power Generation Facility may, and where necessary to maintain utility-grade power quality in islanded operation shall, include an Energy Storage System as a functional component of the facility. Energy Storage Systems shall: (1) be listed to UL 9540 and supported by UL 9540A large-scale fire test data or equivalent; (2) be designed, installed, and operated in accordance with NFPA 855 and the fire code adopted by the City; (3) be sized and operated to provide load-following, transient response, ride-through, and black-start capability for the onsite load, and not for offsite energy sales; and (4) be subject to review by the Fire Marshal, including an emergency response plan, prior to issuance of a certificate of occupancy.

E5. Electrical Isolation: The facility shall operate in permanent electrical isolation from the Spanish Fork City electric system and any other electric utility distribution or transmission system. No interconnection, parallel operation, or export of power shall occur. Physical isolation shall be demonstrated in the electrical design submitted with the application. ~~Ordinary office, maintenance, custodial, and other similar portions of a facility may be connected to the Spanish Fork City electric system.~~

F6. Noise: Sound generated by the facility, including generation equipment, Energy Storage Systems, and cooling equipment, shall not exceed 65 dBA at any property line of the site, and shall not exceed 55 dBA at the boundary of any residential zone, at any hour, measured in accordance with the procedures of Chapter 9.32 of this Code. These limits are more restrictive than the industrial zone limits of §9.32.050 (80 dBA day / 65 dBA night) and are equivalent to the nighttime limits otherwise applicable at residential boundaries. Compliance with this subsection does not excuse compliance with Chapter 9.32. An acoustic analysis prepared by a qualified professional shall be submitted with the ~~conditional-use-site plan~~ application.

G7. Air Quality: The facility shall obtain and maintain all approvals required by the Utah Division of Air Quality prior to operation, and shall at all times operate within the emission rates demonstrated under subsection C.

H8. Setbacks, Screening, and Height: Generation and storage equipment shall comply with the setback and height standards of the I-1 Zone and shall be screened from view from public streets

and adjacent residential zones by buildings, walls, fencing, or landscaping consistent with the design standards of this Title. Fuel handling and storage equipment shall comply with all applicable fire and building codes.

I9. Water Use: Heat rejection systems serving an Onsite Power Generation Facility or a Data Center served by such facility shall use closed-loop, air-cooled, or dry cooling designs. Evaporative cooling and once-through cooling shall not be used for heat rejection. This subsection does not prohibit water use for interior humidification, domestic and sanitary purposes, landscaping, or fire protection. The ~~conditional~~+use-site plan application shall include an annual water use estimate, by category of use, for review by the Public Works Director, and the approved estimate shall be a condition of the permit.

J10 Wastewater Discharge: Any discharge to the public sewer system from the facility, including cooling system blowdown or maintenance flushing, shall comply with the City's public sewer pretreatment program under Chapter 13.24 of this Code, including submission of the pretreatment questionnaire required by §13.24.110(A) and any wastewater discharge permit required thereunder.

K11. Decommissioning: Upon permanent cessation of the principal use served, the Onsite Power Generation Facility, including any Energy Storage System, shall be removed within twelve (12) months, and the site restored, at the owner's expense. The City may require a decommissioning plan as a condition of approval.

~~**L. Conditions:** The Planning Commission may impose reasonable conditions pursuant to §15.3.08.060 to mitigate reasonably anticipated detrimental effects of the facility in accordance with applicable standards.~~

M12. Other Codes Unaffected: Nothing in this section modifies or limits the applicability of the building, fire, or utility codes adopted by the City, including provisions of those codes governing emergency standby equipment.

SPANISH FORK CITY APPLICATION FOR ZONING TEXT AMENDMENT JUSTIFICATION STATEMENT

Applicant: Volition Industries, Inc. | Governing Sections: §15.2.04.030; §15.3.08.050 | Date: July 16, 2026

1. Purpose and Necessity of the Amendment

This application proposes a text amendment to Title 15 of the Spanish Fork Municipal Code. The amendment defines "Data Center," "Energy Storage System," "Controlled-Emission Generation Technology," and "Onsite Power Generation Facility." It adds Data Centers and Onsite Power Generation Facilities as uses subject to a conditional use permit in the I-1 Light Industrial Zone. It also establishes enforceable performance standards governing their operation, organized around a single performance-based emission standard with graduated review: ultra-low emission equipment follows a streamlined path, and all other qualifying equipment requires best-available emission controls, enhanced siting standards, and site-specific Planning Commission findings.

Title 15 is a permissive zoning code. Uses not expressly listed are prohibited. A data center is not listed as a principal use in any zone, and a non-utility onsite power generation facility is not listed either.

The amendment is necessary so the City has a procedural pathway to review, condition, and permit this category of development. Without the amendment, the City has no mechanism to evaluate a project like this on its merits.

2. Description of the Proposed Use

The amendment allows behind-the-meter, permanently islanded power generation serving an onsite load such as a data center, under a single performance-based emission standard that is not tied to one vendor or one technology. Every generator must meet an enforceable NO_x limit of 0.30 lb/MWh. Equipment that performs at or below 0.07 lb NO_x/MWh is classified as ultra-low emission and receives streamlined review; all other qualifying equipment is subject to the enhanced standards and site-specific findings described below.

Equipment is classified as ultra-low emission if it performs at or below 0.07 lb NO_x/MWh, demonstrated through manufacturer certification, source test data, or certification under a qualifying state or federal distributed generation emission certification program. The proposed text states its limits as fixed numeric standards; it does not incorporate another

jurisdiction's regulations. In practice, the technologies that meet the ultra-low classification today are stationary fuel cells, recuperated microturbines, and linear generators. All other equipment may be authorized only under enhanced review: it must meet the 0.30 lb NO_x/MWh limit — in practice requiring selective catalytic reduction and oxidation catalyst controls — be housed within a fully enclosed building, be shown by acoustic analysis to meet the residential-boundary noise limits at full rated load, and operate under continuous emissions monitoring or annual source testing. Uncontrolled combustion generation does not qualify at all.

The ultra-low emission classification is meetable today by multiple vendors; the standard is not a single-supplier specification. The certifications cited below are offered as evidence of demonstrated performance, not as the governing standard. Bloom Energy's Energy Server 6.5 is CARB-certified under Executive Order DG-058 and is rated at approximately 0.003 lb NO_x/MWh (source: Bloom Energy Server 6.5 data sheet). HyAxiom's PureCell Model 400 fuel cell is CARB-certified under Executive Order DG-047. FuelCell Energy's SureSource platforms hold CARB Distributed Generation certifications under Executive Orders DG-056 and DG-057. Mainspring Energy's Linear Generator is rated at less than 0.05 lb NO_x/MWh without aftertreatment and complies with South Coast AQMD emission limits (source: Mainspring Linear Generator 3 MW data sheet), qualifying through the manufacturer-certification pathway.

The amendment recognizes energy storage as a functional part of an islanded generation facility, not a separate use. A facility that never connects to the grid has to deliver utility-grade power quality on its own. Energy storage provides the load-following, transient response, ride-through, and black-start capability the grid would otherwise supply.

The proposed standards require that storage be listed to UL 9540 and supported by UL 9540A fire test data. Storage must be designed to NFPA 855 and reviewed by the Fire Marshal, with an emergency response plan filed before occupancy.

The amendment also regulates water. Heat rejection must use closed-loop, air-cooled, or dry cooling. Evaporative and once-through cooling are prohibited for heat rejection, and each application must include an annual water use estimate reviewed by the Public Works Director.

Any sewer discharge from the facility, including cooling loop blowdown, is subject to the City's existing public sewer pretreatment program under Chapter 13.24, which the City administers with EPA approval under 40 CFR 403. The proposed text cross-references that program rather than creating a second discharge standard in the zoning code.

3. Consistency with the General Plan

Economic development

The General Plan directs the City to strengthen and diversify its economic base and to attract employment and capital investment to its industrial areas. This category of development is capital-intensive and generates a large local tax base relative to its traffic and service demands. It is actively locating along the Wasatch Front now, and the amendment lets Spanish Fork compete for it on terms the City sets.

Utility capacity and fiscal stewardship

Spanish Fork owns and operates its own municipal electric utility. A large new load ordinarily raises hard questions for a city utility: generation adequacy, transmission capacity, and whether existing ratepayers end up subsidizing growth.

This amendment answers those questions by definition, not by promise. A facility permitted under the proposed text is prohibited from interconnecting with, drawing from, or exporting to the City's electric system. It adds taxable value and jobs while placing no demand on municipal generation, transmission, or distribution assets, and no risk on existing ratepayers.

Orderly growth and land use compatibility

The amendment channels the use to the I-1 Zone, as a conditional use, with objective standards for emissions, noise, screening, setbacks, fire safety, and decommissioning. The Planning Commission keeps full conditional use authority to impose site-specific conditions on each project. This is what the General Plan asks the City to do with an emerging land use: set standards ahead of time instead of responding to a project without any.

Environmental quality

Utah County lies within the Southern Wasatch Front marginal ozone nonattainment area and is a maintenance area for PM2.5. The amendment is more protective than the current code, which has no standard for this use at all. It subjects every generator to an enforceable NOx limit, reserves streamlined review for ultra-low emission technology, admits combustion equipment only with best-available emission controls, full building enclosure, demonstrated compliance with residential-boundary noise limits, and site-specific findings, and it requires Utah Division of Air Quality approval before operation in every case. The proposed text also caps facility-wide potential to emit NOx below the federal major source threshold, enforced through the facility's Division of Air Quality approval order, so a facility permitted under this section can never become a major source

of NO_x under the Clean Air Act. The water standards in the proposed text support the City's water conservation policies by prohibiting the highest-consumption cooling methods before any project is approved.

4. Public Benefit

No burden on the municipal grid or ratepayers

The defining feature of the proposed use is permanent electrical isolation. Residents' electric rates, reliability, and the City's power supply are unaffected because the facility cannot connect to the City's system at all.

Quiet and clean, measured against the City's own standard

The proposed text sets a property-line noise limit of 65 dBA, and 55 dBA at any residential zone boundary, at all hours. The City's existing industrial noise limit under §9.32.050 is 80 dBA in the day and 65 dBA at night. A facility under this text has to meet the City's nighttime standard around the clock. A professional acoustic study, measured under the procedures in Chapter 9.32, is required before approval. The limits apply to every class of equipment; combustion equipment authorized under enhanced review must meet the same limits from within a fully enclosed building. Compliance is verified by sound testing after construction under the proposed text, not assumed from modeling alone, with follow-up testing available upon a substantiated complaint.

Minimal water demand, set by standard

Generation equipment in the ultra-low emission class consumes no water during normal operation (source: Bloom Energy Server 6.5 data sheet; Mainspring Linear Generator 3 MW data sheet, listing water consumption as none). Equipment authorized under enhanced review must use closed-loop radiator cooling under the proposed heat rejection standard, which limits its water demand to periodic coolant make-up. The proposed text prohibits evaporative and once-through cooling for heat rejection, so facility water demand is limited to interior humidification, domestic and sanitary use, landscaping, and fire protection.

Each application must disclose an annual water use estimate for Public Works review, and the approved estimate becomes a condition of the permit. The City verifies water demand before approval instead of relying on applicant assurances after the fact.

Safety built into the standard

Energy storage must meet UL 9540, UL 9540A, and NFPA 855, and requires Fire Marshal review. Screening, setbacks, and a mandatory decommissioning requirement mean the facility does not become a long-term liability for the City after the use ends.

The City keeps control

Every project under this text still needs its own conditional use permit, its own public hearing, and its own site-specific conditions. The amendment creates a pathway. It does not create an entitlement.

5. Requested Action

The Applicant requests that the Development Review Committee recommend approval, that the Planning Commission recommend approval after public hearing, and that the City Council adopt the proposed text amendment set forth in the accompanying Proposed Text (Redlined Language), under §15.3.08.050, upon a finding that the amendment is consistent with the General Plan.

Contact: Jeff Chavez (email: jc@volition.eco) to schedule the DRC review.