



Development Review Committee Agenda

Wednesday, August 5, 2026

80 S Main Street in the Council Chambers at Library Hall

Development Review Committee Agenda

PUBLIC NOTICE is hereby given that the Development Review Committee 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, commencing at 10 a.m. on August 5, 2026.

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 Development Review Committee. 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. This meeting is not available to attend virtually.

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2. Final Plat	
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3. Concept Review	
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Draft Minutes
Spanish Fork City Development Review Committee
80 South Main Street
Spanish Fork, Utah
July 29, 2026

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

Citizens Present: Forrest Gaskill, David Simpson, Kaden Cole, Jeff Chavez.

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

MINUTES

June 24, 2026

July 1, 2026

July 15, 2026

Jake Theurer **moved** to approve the minutes of June 24, July 1, and July 15, 2026.

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

ZONE CHANGE

Hollow Acres Commercial Zone Change

Brandon Snyder presented a proposed Zone Map Amendment for property located at the southeast corner of 400 North and Spanish Fork Parkway. He explained that the applicant is requesting to rezone the majority of the property from RR Rural Residential, along with a small portion currently zoned R-1-12 Single-Family Residential, to C-2 General Commercial. Mr. Snyder noted that the recently adopted General Plan identifies the intersection as an appropriate location for commercial development, making the request consistent with the City's long-range land use vision.

Mr. Snyder reviewed conceptual site layouts provided by the applicant, emphasizing that they are intended solely to illustrate potential future development and are not part of the current request for approval. He explained that the Planning Commission's consideration is limited to the proposed Zone Change, while issues such as roadway improvements, utility placement, landscaping, masonry screening walls, and other site design elements will be addressed during future Site Plan review.

He further highlighted that the General Plan encourages commercial development at highly visible, strategically located intersections where access, visibility, and proximity to surrounding neighborhoods support commercial activity. Mr. Snyder concluded by stating that staff recommends approval of the proposed Zone Map Amendment based on its consistency with the General Plan, its ability to provide commercial services at a key intersection, and its promotion of conveniently located commercial opportunities for the surrounding area.

Cory Pierce asked staff to further discuss the roadway improvements associated with the proposed development, noting that the conceptual site layout may ultimately be influenced by future transportation requirements. He explained that preliminary discussions have included potential right-turn lane configurations, including a slip lane, which could affect the site's overall layout. Mr. Pierce emphasized that the conceptual plans should not be viewed as final, as these transportation improvements remain under evaluation. He also noted that relocating the existing power poles would likely be impractical and cost prohibitive.

Mr. Snyder added that previous discussions had focused on how the existing power poles would relate to the proposed right-of-way improvements at the intersection. He noted that, if beneficial to the discussion, staff could display the conceptual plans to illustrate the potential impacts.

Dave Anderson commented that the item is expected to be presented to the Planning Commission at its upcoming meeting and recommended that the conceptual exhibits be included in the presentation to provide additional context.

Mr. Pierce agreed, stating that although the layouts remain conceptual, it is important to clearly communicate that future roadway improvements may require modifications to the site design. Mr. Anderson responded that the applicant understands a redesign will likely be necessary and appears more willing to revise the site layout than pursue relocation of the utility poles. Mr. Pierce agreed, provided that this expectation is clearly understood by the applicant.

Jered Johnson explained that staff has reviewed two conceptual layouts submitted by the applicant. One concept would require relocation of the existing power pole, while the other would retain the pole in its current location and route the trail around it. He stated that maintaining the pole in place while adjusting the trail alignment is the preferred option.

With no further comments or concerns, staff concluded the discussion.

Dave Anderson **moved** to recommend approval of the proposed Hollow Acres Commercial Zone Change based on the following finding and subject to the following conditions:

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.

Jered Johnson **seconded** and the motion **passed** all in favor.

While seconding the motion, Mr. Johnson asked whether the dedication of the necessary right-of-way should be included as a condition of approval for the proposed zone change.

Dave Anderson responded that requiring right-of-way dedication is not typically done as part of a standalone zone map amendment. He explained that such conditions are more commonly applied when a zone change is reviewed concurrently with a development application. Mr. Anderson stated that he did not believe it was necessary to impose the condition at this stage and expressed confidence that approving the commercial zoning would not place the City at a disadvantage.

Joshua Nielson asked whether, even if the right-of-way were dedicated at this time, additional roadway improvements would still be required. Staff acknowledged that further

improvements would ultimately need to be addressed through the future development process.

Following discussion, the Planning Commission agreed that this was not the appropriate stage to require right-of-way dedication as a condition of approval. The discussion concluded with the Commission recommending approval of the proposed zone map amendment to the City Council.

TITLE 15 AMENDMENTS

Volition

Dave Anderson explained that City Attorney Vaughn Pickell led the review of the proposed text amendment but was unable to attend the meeting. He stated that the amendment is the result of several months of research and collaboration to establish a comprehensive regulatory framework for land uses not previously contemplated in Spanish Fork at this scale. Staff conducted extensive research, including evaluations of comparable facilities and operational practices, to identify potential impacts and develop appropriate standards.

Mr. Anderson explained that the amendment establishes zoning requirements for uses such as on-site power generation, data centers, and related facilities. He noted that the draft language originated from the applicant's proposal and was refined through collaboration with City staff and legal counsel. He emphasized that the regulations are intended to proactively address potential impacts, protect surrounding properties, and provide clear, measurable standards for responsible development.

Jeff Chavez, CEO of Volition, provided an overview of the company's sustainable data center model, explaining that the proposed facilities would generate power on-site using low-emission natural gas technology, operate quietly, use water efficiently, and provide economic benefits without requiring City incentives or subsidies. He stated that Volition reviewed the City's revisions to the proposed amendment and found the changes reasonable, with no additional comments or requested revisions.

In response to questions from Jason Turner regarding building size, Mr. Chavez explained that Volition intends to repurpose the existing approximately one-million-square-foot Fingerhut building for the proposed use rather than construct a new facility. He noted that this approach would allow for productive reuse of an existing property while generating significantly lower emissions and traffic impacts compared to a potential distribution center use.

Responding to Jake Theurer's questions regarding noise impacts, Mr. Chavez stated that Volition has evaluated similar fuel cell technology at operating facilities and confirmed that the proposed equipment is expected to operate below 60 decibels in close proximity and below 50 decibels at the property boundary. He expressed confidence that the equipment would meet applicable noise standards while minimizing impacts on surrounding properties.

Mr. Anderson further clarified that the proposed uses, including self-generated power facilities and data centers, would be permitted within designated industrial zoning districts and would be subject to specific approval criteria and operational standards. He emphasized that the amendment would establish some of the most detailed and measurable requirements in the City's zoning code and thanked the applicant for collaborating in the development of clear and enforceable regulations.

Mr. Pierce recognized the extensive research and evaluation completed by staff, including discussions with potential applicants and visits to similar facilities to better understand the technology and potential impacts. He expressed support for the proposed amendment, stating that it effectively addresses community concerns and provides appropriate protections for surrounding properties.

The discussion concluded with clarification regarding the emissions standards outlined in the amendment. Staff concluded that the proposed amendment establishes appropriate and enforceable standards for these emerging uses.

Dave Anderson **moved** to recommend approval of the proposed Title 15 Amendment as discussed today with the city's redlines.

Joshua Nielsen **seconded** and the motion **passed** all in favor.

Detached Accessory Dwellings

Dave Anderson explained that the proposed text amendment is a minor update required to align the City's regulations with recent State legislative changes regarding detached accessory dwelling units (ADUs). He noted that Spanish Fork City has historically been proactive in allowing and regulating detached ADUs, with existing standards already largely consistent with the new State requirements.

Mr. Anderson explained that the only necessary adjustment is related to parking requirements for detached ADUs sized 650 square feet or smaller. Under the updated State Code, cities may not require more than one parking space for these smaller units, while larger detached ADUs would continue to require two parking spaces. He noted that

the amendment will bring the City's code into compliance ahead of the State's October deadline.

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

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

Jered Johnson moved to adjourn the meeting at 10:30 a.m.

Adopted:

Kasey Woodard
Community Development Division
Secretary



Andy Ridge Subdivision
Final Plat
418 West Quail Run
3.08 acres
R-1-12 Zone
Low Density General Plan
Designation



PROPOSAL

The Applicant has requested Final Plat approval for six single-family residential lots. The proposal is for a standard subdivision meaning that each lot will be a minimum of 12,000 square feet and comply with dimension requirements. The subdivision will connect to a stubbed road that was created as a part of the Arrowhead Subdivision.

There is an existing residence that is planned to remain that will be on a lot that is 51,000 square feet. The existing residence on proposed Lot 5 is planning to continue to have access from Quail Run. The proposed Lot 5 will also have street frontage along the proposed street cul-de-sac.

The Planning Commission approved the Preliminary Plat on April 1, 2026. The City Council approved the R-1-12 Zone on April 21, 2026.

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

STAFF RECOMMENDATION

That the proposed Andy Ridge Subdivision Final Plat be approved based on the following findings and subject to the following conditions:

Findings

1. That the proposal is consistent with the City's General Plan Designation of Low Density Residential.
2. That the proposal is consistent with the Preliminary Plat.

Conditions

1. That the Applicant meets the City's Development & Construction standards, zoning requirements, and other applicable City ordinances.
2. That the Applicant addresses any red-lines and pays any remaining fees prior to recording the plat.
3. That the Applicant complies with all environmental requirements as outlined in the Subsurface Soil Gas Sampling Report prepared by Wasatch Environmental.
4. That prior to building permits, the Applicant or Builder complete additional testing to make sure there are no vapors present. If no vapors are present, no other action will be required. If vapors are present, the Applicant or Builder will be required to install a vapor mitigation system. Or the Applicant or Builder can forgo testing and install a vapor mitigation system in each lot in the Andy Ridge Subdivision.
5. That the frontage of lot 5 on the cul-de-sac be improved, maintained, and treated like a front setback for purposes of landscaping, structures, fencing, and any other setback related requirements.
6. That lots 1, 2, 3, 4 and 6 be addressed and accessed only from the cul-de-sac and that Lot 5 be addressed off of its current address on Quail Run Road.
7. That a 6-foot-tall privacy fence is required along the rear lot line of Lot 4 prior to a Certificate of Occupancy being issued for a home on that lot.

EXHIBITS

1. Area Map
2. Final Plat



July 24, 2026

RE: Development Application for 3575 East River Bottoms Rd

Dear Spanish Fork City,

Please accept this letter and the attached application materials as a proposal to develop the property located at 3575 East River Bottoms Rd, identified as Parcel ID 27:056:0034.

The purpose of this request is to consider the development of a new reception center and event venue. The new building will allow the existing home to be integrated into the project while not disrupting the natural look and feel of the area and remainder of the property. This requires a zoning change that can also be conditional to allow only an event venue so no other commercial projects could ever be built on the property. This lot borders commercial land on three sides and is accessed by roads already built to allow for the small amount of additional traffic.

This proposal provides a need in the community by creating a unique venue in southern Utah County unlike anything in the area. The following is a list of benefits this property will provide:

- Wedding venue for ceremonies and receptions
- Event center for other parties and functions
- Beautifies the street view of the property
- Five minutes away from the new Spanish Fork Utah Temple
- Jobs for youth in the area
- Added city tax revenue
- Family friendly alcohol-free venue
- Local, private ownership invested in the community

The enclosed preliminary site plan outlines the parking lot and the proposed addition to the existing building. The plan works well with current city requirements but would preserve more of the existing natural green space with some minor exceptions to the sidewalk and landscape size requirements at the front of the property.

Enclosed with this letter, please find our preliminary site plans along with pictures of the interior and exterior of the proposed venue. We look forward to presenting this project at the next available meeting. Please contact us directly if you require any additional information.

Thank you for your time and consideration.

Sincerely, Rich and Cindy Smith

Enclosures: Completed Application, Site Plan, Floor Plan, Interior and Exterior Concept Drawings







