

Adopted Minutes
Spanish Fork City Development Review Committee
40 South Main Street
Spanish Fork, Utah
January 11, 2023

Staff Members Present: Chris Thompson, Public Works Director; Seth Perrins, City Manager; Brandon Snyder, Senior Planner; Kimberly Brenneman, Development Coordination Manager; Vaughn Pickell, City Attorney; Ana Burgi, Assistant City Attorney; John Little, Chief Building Official; Michael Clark, Assistant City Engineer; Marcie Clark, Department Development Secretary; Jered Johnson, Engineering Division Manager; Zach Hendrickson, Outside Plant Manager; Jake Theurer, Power and Light Superintendent; Tom Cooper, Power and Light Senior Utility Planner; Dale Robinson, Parks and Recreation Director; Bart Morrill, Parks Maintenance Supervisor; Jason Turner, Fire Marshal; Kasey Woodard, Division Secretary.

Citizens Present: Steve Young, Brent Neel, Randy Smith, Robert Lusk.

Chris Thompson called the meeting to order at 10:00 a.m.

MINUTES
January 4, 2023

Vaughn Pickell **moved** to **Continue** the minutes of January 4, 2023.

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

ANNEXATIONS
LARSEN MEADOWS ANNEXATION

Brandon Snyder introduced the proposed annexation located at approximately 2300 West 1900 South and stated it is roughly 50 acres. He stated there are many concerns and as such Community Development is not recommending this be accepted for further study. He stated the first concern is the zoning is not consistent with the City's General Plan. He stated if this were to be accepted for further study, he recommends that the zoning consist of only Rural Residential zoning and the General Commercial zoning. He stated the second concern is regarding road widening, and clearly defining where the dedication will be and where it will extend to. He states the third concern is whether the City is comfortable with the configuration of this annexation. It results in what appears to be a peninsula. The last concern he states is regarding the utilities, and which ones are currently available and what will be needed to extend and questions about whether the City is ready to serve the area.

Chris Thompson stated he has spoken with the County and they stated the road will be a continuation of Mount Nebo Parkway, which they request to have jurisdiction over.

Seth Perrins asked what zoning the applicants are proposing.

Brandon Snyder stated the Timpson property is the main concern and showed the City General Plan and stated the applicant is seeking to develop residentially but the main concern is the General Plan designation is Commercial by the interchange and that any residential should be pushed further north.

There was further discussion regarding the General Plan and how the City would like the area to be a blend of mostly commercial development and business offices with a lesser amount of residential development.

Seth Perrins stated he is on board with the area being annexed into the city, he stated he is hesitant towards the applicants desired use of the area as it is not in line with the General Plan. He feels that developing residential that close to an interchange is the wrong idea. He would not like to box in the future commercial or limit its potential. Seth Perrins mentioned that he sees value in a larger annexation in the area.

Chris Thompson stated the applicant also needs to understand the County's request that at the time of annexation that the right-of-way for Mount Nebo Parkway be dedicated. He stated Spanish Fork hasn't really done this previously, but stated this was the request of the County and he feels it is a reasonable request as he is aware of what the County went through to obtain right of way elsewhere. He stated this dedication would not be impact fee reimbursable as it would not be a City facility. He stated the County does not have impact fee reimbursements written in their code.

Randy Smith suggested the annexation still be accepted for further study to discover what the zoning should be to move the annexation forward. He provided a presentation to share with the Committee, the scale of the annexation property and how much commercial space could be fit into the area. He stated they previously met with a few Council members and provided them a townhome concept plan similar to an R-3 zone and he stated the feedback he received was the product was not dense enough for the area. He stated they are willing to work with the City to find a plan and zoning that will work. He stated they have met with the County and understand the dedication that is being requested.

Steve Young stated that he liked the presentation provided that shows the scale of the commercial area that could be fit into the annexation area. He gave a brief suggestion on what he thinks would work best in the area.

Vaughn Pickell stated if this is accepted for further study, he feels there needs to be an annexation agreement in place that discusses the zoning and the dedication of the right-of-way. Vaughn expressed concern with the proposed configuration leaving a large peninsula and noted that this is not an efficient way to deliver utilities and services to the area.

Seth Perrins feels that preserving the corridor from the interchange is of the utmost importance to him as the majority of the future regional commercial patrons most likely will not be residents of Spanish Fork and are coming from surrounding cities that do not have these commercial businesses in their city. He feels that zoning the area for commercial use would be the best option for the area and not residential.

Randy Smith feels this area could be a great main street style that offers walkability, commercial and mixed uses.

Seth Perrins states that this could be accepted for further study but states there could be a differing opinion. He does not feel this is as clean of an acceptance as he likes.

Vaughn Pickell **moved** to recommend that the proposed Annexation be accepted for further study based on the following findings:

Findings:

1. That the proposed zoning is not consistent with the General Plan.
2. That if the annexation is considered, only the C-2 and R-R zones should be utilized at this time.

3. That if the annexation is considered, utility services and street dedications should be further discussed and addressed with the annexation.
4. That the configuration be further discussed to review the potential creation of a peninsula left in Utah County.
5. That the road dedication for Mount Nebo Parkway (2300 West) should take place at the time of annexation.
6. That an annexation agreement be entered into to address the key issues and findings.

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

OTHER BUSINESS

STEPHENS-HILL ANNEXATION

Brandon Snyder stated there have been several questions regarding the progress of this annexation.

Kimberly Brenneman stated this annexation is currently not in motion. She gave a brief explanation of why it has come to a stop. A concern is regarding the need to maintain power to the property to the far north owned by the Ash's, and to the property to the far south owned by the Jensen's. She stated the City has to run dual power lines out there. She stated there are several property owners that are anxious to be annexed so they can be on SFCN, and City power. She stated until there is a resolution with the power concern, this annexation cannot move forward.

There was a discussion regarding the City option of annexation by resolution that can force properties to annex into the city. It was stated that in order for the City to do a resolution, there has to be an island or a peninsula, and the property owners that object can't be more than 50%.

Seth Perrins stated he is not interested in annexing land that has unresolved issues as it does not make sense and does not serve the City well.

There was a discussion stating there needs to be a discussion with the City Council to see what they are comfortable with before a discussion with the property owners can happen.

Seth Perrins feels this should not move forward as there are too many unresolved issues and he would not recommend annexation at this time. The applicants may modify or choose to withdraw their application.

It was stated this proposal will not move forward until further action on the property owners' part has been taken by way of having further discussions between themselves.

ANNEXATION QUESTIONS

Kimberly Brenneman read over questions posed by the Bluncks with regard to the annexation process and the responses from City staff members. The Bluncks are property owners within the proposed GWC Annexation.

Questions included green-belt, agricultural protection areas, addressing and tax rates.

Chris Thompson requested that the language on the sewer and water question be clarified.

Chris Thompson suggested just changing the address and having it updated with the emergency dispatch so it can be found by first responders.

John Little moved to adjourn the meeting at 11:00 a.m.

Adopted: February 8, 2023

Kasey Woodard
Community Development Division Secretary