

Adopted Minutes
Spanish Fork City Planning Commission
40 South Main Street
Spanish Fork, Utah 84660
May 4, 2022

Commission Members Present: Chairman Pro Tem John Mendenhall, Joseph Earnest, Michell Carroll.

Absent: Todd Mitchell, Jesse Cardon.

Staff Members Present: Dave Anderson, Community Development Director; Brandon Snyder, City Planner; Michael Clark, Staff Engineering; Walter Bird, Assistant City Attorney; Kimberly Brenneman, Community Development Secretary.

Citizens Present: Jill Williams, R. Lane Mugleston, Chrissy Mugleston, Edes Hill. Johnny McCoy, Daniel Schmidt, Thomas Lehnart, Stephanie Maughan, Steve Maughan, Stuart Worthington, Michael Tutton, Jackie Larson, D. Clark Partridge, Brandon Andersen, August Trapper Bigelow, Karla Schade, Brigitte Perrins, Molly Crawford, Carrie Swenson, Steve Swenson, Garth Swenson, John Sumpson, Diane Coughman, Evan Skill.

Chairman Cardon called the meeting to order at 6:00 p.m.

PRELIMINARY ACTIVITIES

Pledge of Allegiance

Chairman Cardon led the pledge.

MINUTES

Chairman Cardon stated the minutes of April 6, 2022 were being continued.

TITLE 15 AMENDMENTS (Public Hearing)
Child Care Centers

Brandon Snyder stated that there is a request to add the use of Child Care Center to the I-1, Light Industrial zone. This need has risen with the need for more child care facilities. This change would be city wide. The State has rules and regulations regarding Child Care Centers and a detailed operation manual. There are indoor and outdoor required square footages as well as other safety requirements.

Chairman Cardon opened the public hearing at 6:03 p.m.

Lane Mugleston is the applicant requesting the change in the code. He and his wife currently have two home daycares in Springville. In looking at locations to expand they found a site within the I-1 zone in Spanish Fork, which has prompted the text amendment.

Chairman Cardon closed the public hearing at 6:05 p.m.

Commissioner Earnest **moved** to recommend the approval of adding Child Care Centers in the I-1 zone to the City Council.

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

ZONE CHANGE (PUBLIC HEARING)
El Dorado

Brandon Snyder stated there are no development plans at this time, just the request for a Zone Map Amendment. The request is in anticipation for the sale of the property to be developed.

Chairman Cardon opened the public hearing at 6:07 p.m.

There was no public comment.

Chairman Cardon closed the public hearing at 6:07 p.m.

Commissioner Earnest stated the proposal is consistent with the General Plan for the City and is happy to see the request.

Commissioner Mitchell **moved** to recommend the approval of the El Dorado Zone Map Amendment from R-R to I-1 to the City Council.

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

ZONE CHANGE (PUBLIC HEARING)
Garth Swenson

Brandon Snyder stated the property owner is requesting the Zone Map Amendment. The property owner will be selling a portion of the property with the adjoining parcel, the El Dorado Zone Change, that was just before the Commission. The proposal is consistent with the General Plan.

Commissioner Mitchell asked if all the utilities in the area have been run.

Michael Clark stated that there are some public improvements nearby and the developer would be completing any improvements needed for their site.

Chairman Cardon opened the public hearing at 6:10 p.m.

There was no public comment.

Chairman Cardon closed the public hearing at 6:10 p.m.

Commissioner Earnest **moved** to recommend the approval of the El Dorado Zone Map Amendment from R-R to I-1 to the City Council.

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

ZONE CHANGE (PUBLIC HEARING) AND PRELIMINARY PLAT
SPANISH HIGHLANDS EAST

Brandon Snyder gave orientation to where the proposed development would be; just south of Maple Mountain High and along Spanish Fork Parkway. The General Plan for the property would allow for the requested zone of R-1-12. The applicant is also asking for the development to be approved as a Master

Planned Development that designates a certain amount of lots being a minimum of 12,000 square feet in size, allowing for some variation in lot size to work with the angles of the property. He stated a masonry wall along the north road of 100 South and along Spanish Fork Parkway will be installed. There are some traffic calming measures in place through the development to help with potential speeding. There was also thought given to the design of the trails to make sure that there was connectivity. Brandon Snyder stated there was an easement between lots 60 and 95. There would be no building of structures on the easement, but it was clarified that a fence could be run perpendicular along the easement should lots 60 and 95 desire to separate their lots with a fence. The development will consist of 119 single-family lots. Brandon Snyder stated that the General Plan for the property is Low Density Residential, which accommodates the R-1-12 zone.

Commissioner Mitchell asked for Brandon Snyder to clarify what traffic calming devices were utilized in the development.

Michael Clark stated there are some areas, along the north south road nearest the church off 100 South, where the curb will bulb out and narrow to encourage slower speeds.

Commissioner Earnest asked about if street trees are required.

Brandon Snyder stated the applicant has provided a street tree plan with the development proposal. The plan is currently under review and would be implemented as the building permits are issued. A majority of the lots are 100 feet wide, which allows for the addition of third car garages. The homes are 5 bedrooms and 3 baths on average. These homes are anticipated to have basements. The smaller home designs are still over 3,000 square feet.

Brian Gabler stated he wanted to mention the easement through lots 60 and 95 is for utilities but the developer is willing to turn the easement to a trail corridor if the City has a preference.

Chairman Cardon opened the public hearing at 6:30 p.m.

John Sumpson lives by Maple Mountain High School. He is curious to where the high school accesses align with the subdivision, for concern of congestion.

August Bigelow lives in the area. He stated that everyone wants trails and walking space. He appreciates the trail connections provided. He asked about the ditch along the south of the development and what would be done with that. He is concerned about the walkability.

Johnny McCoy asked if Spanish Fork Parkway was proposed for widening with all the development.

Diane Coughman has asked about the protection of a tree that has been around for many generations. She stated that an application has been submitted with the state for heritage status.

Karla Schade lives in the area. She asked about a note that says no access onto 100 South.

Brandon Snyder stated that it is to restrict access for driveways onto 100 South.

Karla Schade also asked why there is no green space in the area, and why there is a bend in the road instead of having the road straight.

Evan Skill stated his biggest concern is the development feeding to 400 North.

Brigitte Perrins lives in the existing subdivision to the south. She asked for clarification about how many access points the development has. She does not want to have any of the added subdivision traffic feeding onto her street.

Carrie Swenson lives at 294 South 2000 East. Her frustration is the width of the roads and the traffic. There is traffic with Maple Mountain High School, Maple Grove and Sierra Bonita. Spanish Fork Parkway is a single road and turning left into the subdivision is very difficult. She feels that there is just too much traffic and cars parked on the side of the roads, which is a hazard to the children. Carrie Swenson asked how all the generated traffic and parked cars can fit on Spanish Fork Parkway and 100 South. The road needs to be taken care of before the development goes in.

Chairman Cardon closed the public hearing at 6:43 p.m.

Michael Clark pulled up the Transportation Element of the General Plan. The City has a traffic engineer on staff that does modeling and creates the best traffic patterns as development happens. Most of the existing roads were originally County roads. He explained that as development is done it will allow for right turn lanes and left turn lanes to be built. Unfortunately, it gets worse before it gets better. This developer will install a roundabout at the intersection of 100 South and Spanish Fork Parkway. The developer will also be responsible for widening Spanish Fork Parkway and 100 South where their development fronts those roads.

Chairman Cardon highlighted Rio Grande Road is a high traffic area and having more connections into the development would help alleviate the congestion.

Michael Clark stated that the City would have to increase taxes if they were to build roads. The City currently requires developers to do the improvements, and the developer is reimbursed over time by impact fees.

The public spoke to their concern about narrow roads.

Michael Clark stated that the principle for a narrower road in a development, is more of the raw land is devoted to the lots and not streets and asphalt. Also, a road that is narrower, forces the driver to be aware of kids or backing up vehicles.

There is not an ordinance that restricts a type of vehicle that can be parked on the street, but limits the time it can be parked in one place.

Chairman Cardon reminded the public that the hearing portion of this item has been closed. He would like to have time to talk about the other items that were already brought up in the public hearing portion.

Brian Gabler stated that the ditch will be abandoned when the development is done.

Dave Anderson stated the City has a Parks Element of the General Plan. There is money planned in the next fiscal budget to finish a park in the area. Occasionally this plan gets updated. Dave Anderson stated the plan was updated within the last year by the Parks and Recreation Department. Given that there was no designated park space for this area, staff did not direct the applicant to have a specific open space or green space area. Dave Anderson stated that the city tries to keep trails visible.

Dave Anderson and Brian Gabler stated they would speak with Ivory Homes about saving the historic tree that has been named "Steve".

The high school will create traffic regardless of what development goes in or does not go in on this property. There are many plans in place to try to alleviate the pressures on the existing roads with widening.

There was discussion of the benefits and drawbacks of roundabouts.

Commissioner Mitchell feels the request is consistent with the General Plan. It blends well with the surrounding developments. He does not like the idea of having a trail run along the back of five or so homes on the west side of the development. The developments in the area have added to the traffic just as this development adds to the traffic.

Commissioner Earnest does not feel the government has the right to deny the proposal that is just as nice as the surrounding area. He does not feel it is the government's right to ask the developer to protect the tree. Commissioner Earnest is comfortable with the historic preservation application that has been said to be filed with the state and allowing that to play out. He cannot support holding the applicant to keep the tree.

Chairman Cardon loves the fact that there are more connections and ways to reduce speeds in the development. In turn this may help to slow traffic down in the existing subdivisions to the south and west. He feels comfortable asking the applicant to protect the tree.

Steve Maughan asked if the tree were saved, who would pay for the maintenance.

Between now and when this goes to the City Council staff could provide feedback as to what could or could not be done to save the tree.

Commissioner Earnest would object to this becoming a burden to the applicant. He feels the filing of the historic preservation should be enough and if deemed by the State to be preserved, the State then can govern what can and cannot be done regarding the tree.

Dave Anderson stated the type of protection that is for the tree, he is not familiar with, however, with historic structures they cannot be put into place unless the property owner signs off on the preservation.

There was discussion of preservation of the tree.

Commissioner Earnest **moved** to recommend to approve the Spanish Highlands East Zone Change from R-R to R-1-12 and the Preliminary Plat to the City Council based on the following finding and conditions.

Finding:

1. That the application conforms to the City's General Plan Designation and Zoning Map.

Conditions:

1. That the applicant meets the City's Zoning requirements and Construction Standards.
2. That the applicant addresses any red-lines.
3. That Preliminary Plat approval is contingent upon Zone Change approval by the City Council.

The motion died for lack of support.

Commissioner Mitchell **moved** to recommend to approve the Spanish Highlands East Zone Change from R-R to R-1-12 and the Preliminary Plat as a Master Plan Development to the City Council based on the following finding and conditions.

Finding:

1. That the application conforms to the City's General Plan Designation and Zoning Map

Conditions:

1. That the applicant meets the City's Zoning requirements and Construction Standards.

2. That the applicant addresses any red-lines.
3. That Preliminary Plat approval is contingent upon Zone Change approval by the City Council.
4. Staff looking into what can be done about “Steve” the tree by the next City Council.

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

HOLLOW ACRES

Brandon Snyder stated that this is along Spanish Fork Parkway and 130 North. The application is for a Preliminary Plat and Zone Change approval. The development is for 11 single-family lots. Along the west boundary, Spanish Fork Parkway, there will be a masonry wall, 4-foot-wide trail, 12-foot-wide planter and then curb and gutter.

Commissioner Earnest asked if it could be approved as a standard subdivision.

Brandon Snyder stated it could not as there is one lot just shy of 12,000 square feet.

Chairman Cardon opened the public hearing at 7:29 p.m.

Michael Tutton asked why the City is putting in large planter areas that are not maintained and also expressed concern for installing grass and the need for all the watering. He is interested if a roundabout will be placed at the intersection of Spanish Fork Parkway and 130 North.

John Sumpson asked about the plan for the improvements of the street connecting to the east. He asked about the improvement of the intersection of 130 North and Spanish Fork Parkway. Lastly, he wanted to know the timing of improvement to Spanish Fork Parkway and 400 North.

August Bigelow asked what the average cost of the homes would be.

Steve Maughan lives on the corner. He asked what the style of the homes would be.

Chairman Cardon closed the public hearing at 7:33 p.m.

Daniel Schmidt stated that initially they were working with the property owner to develop the full property up to 400 North with great pushback from the public at that time. They are now before the Commission requesting to develop just the single-family lots. They have tried to work with Rocky Mountain Power and have not made much headway over the years. The product that would be built is comparable to product done by Arive Homes or Ivory Homes.

Commissioner Earnest asked if WPI will be developing the horizontal improvements and then selling the lots.

Daniel Schmidt stated that WPI is the Commercial entity, and West Field Development is the residential entity. They plan to have West Field Development do the improvements and build the homes.

Michael Clark stated that developers can xeriscape the park strip. As far as the program of “Flip your Strip” that is not the City initiating the effort, but the Central Water Conservation District. There would be sidewalks required on the south portion of the development.

Spanish Fork Parkway will be developed between this development north to 400 North once the property owner submits for development.

Commissioner Earnest was concerned about the product type. He asked the applicant if they had any elevations.

Daniel Schmidt stated that the elevations would be similar to the River Cove development, as that was completed by Westfield Development.

Commissioner Earnest **moved** to recommend to approve the Hollow Acres Zone Change from R-R to R-1-12 and Preliminary Plat as a Master Planned Development to the City Council based on the following finding and conditions.

Finding:

1. That the application conforms to the City's General Plan designation and Zoning Map.

Conditions:

1. That the applicant meets the City's Zoning requirements and Construction Standards.
2. That the applicant addresses any red-lines.
3. That Preliminary Plat approval is contingent upon Zone Change approval by the City Council.

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

PROJECT SIGNAGE PLAN

TLM Project Signage Plan

Brandon Snyder stated this is a unique option that Spanish Fork offers for signs with shared use and location. An example of this is prominently used in Canyon Creek Shopping Center. This gives the City Council the option to have a sign approved on a site that may not have qualified due to property size, or allow for a sign that would be taller than allowed in the municipal code, or to allow more copy area than allowed for a single tenant sign. The proposed sign would allow for multi-tenant advertising.

Commissioner Earnest asked what the building max height was in the C-2 or Shopping Center

Dave Anderson stated it is around 50 feet.

The sign looks similar to those in Canyon Creek.

Commissioner Mitchell **moved** to recommend to approve the TLM Project Signage Plan to the City Council.

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

GENERAL PLAN AMENDMENT (Public Hearing)

Transportation Master Plan

Michael Clark stated there is a proposal to change the trail along Expressway Lane and 700 South by 2400 East

Chairman Cardon opened the public hearing at 7:47 p.m.

There was no public comment.

Chairman Cardon closed the public hearing at 7:47 p.m.

Commissioner Mitchell **moved** to recommend to approve the Transportation Master Plan Amendments to the City Council.

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

Commissioner Earnest moved to adjourn the meeting at 7:48 p.m.

Adopted: July 6, 2022

Kimberly Brenneman
Community Development
Department Secretary