

Adopted Minutes  
Spanish Fork City Planning Commission  
80 South Main Street  
Spanish Fork, Utah  
June 7, 2023

Commission Members Present: Chairman Todd Mitchell, Commissioners John Mendenhall, Shauna Warnick, Joseph Earnest, Mike Clayson. Absent: Michelle Carroll.

Staff Members Present: Dave Anderson, Community Development Director; Brandon Snyder, Senior Planner; Chris Thompson, Public Works Director; Ana Burgi, Assistant City Attorney; Jackson Dille, Planning Intern.

Citizens Present: Jared Morgan, Lynn & Sharon Hales, Dakota Hawks, Jackie Larson.

**WORK SESSION**

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

**PRELIMINARY ACTIVITIES**

Pledge of Allegiance

Commissioner Mendenhall led the pledge.

**MINUTES**

**May 3, 2023**

Commissioner Mendenhall moved to approve the minutes from May 3, 2023.

Commissioner Earnest seconded and the motion passed all in favor.

**CONDITIONAL USE PERMIT (Public Hearing)**

**1150 EAST VERIZON UPGRADE 2022**

Brandon Snyder gave the location and a brief description of what the applicant is looking to do. He stated the applicant is looking to modify their existing antenna and expand the leased space on the ground to accommodate additional equipment located on the ground level. He stated that staff has recommended approval.

Commissioner Mendenhall stated it has only been 1-2 years since an upgrade was approved at this site and asked if this is the same company?

Brandon Snyder stated this approval is for Verizon. He is unsure if the previous approval was also for Verizon.

Chairman Mendenhall stated there were no issues with the previous project and hopes this will be similar.

Brandon Snyder stated the City just requested the applicant coordinate the landscaping and access with the City. He stated they are more than willing to do that.

Commissioner Earnest stated the presentation material stated this was a public hearing and asked that this be confirmed. It was stated this is a public hearing.

Chairman Mitchell opened the public hearing at 6:04

There was no public comment.

Chairman Mitchell closed the public hearing at 6:04

Commissioner Warnick moved to approve the 1150 East Verizon Upgrade 2022 based on the following findings and conditions.

**Findings:**

1. That the project conforms to the City's General Plan Land Use 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 landscaping, access, and construction be coordinated with applicable Spanish Fork City departments, such as Power and Parks and Recreation.

Commissioner Clayson seconded and the motion passed all in favor.

**CANYON ROAD VERIZON CELL TOWER**

Brandon Snyder indicated that the site in question is already established. He provided a concise overview of the existing tower situated on Canyon Road within the City's compound, which serves various functions, including acting as a power substation. The applicant seeks to replace the current tower. Supporting this, he presented visual representations depicting a comparison of similar power lines. The proposed alteration involves relocating the tower by a distance of 10 feet from its current position. He mentioned that the DRC (Development Review Committee)

recommended approval, subject to certain conditions. These conditions include notifying the power department prior to commencing any work, limiting work hours from 8 am to 6 pm to respect the sensitivities of the neighboring residents to the north, and finalizing all lease agreements as a final requirement.

Chairman Mitchell opened the public hearing at 6:07

There was no public comment.

Chairman Mitchell closed the public hearing at 6:07

Commissioner Earnest moved to approve the Canyon Road Verizon Cell Tower based on the following findings and conditions.

**Findings:**

1. That the project conforms to the City's General Plan Land Use Designation and Zoning Map.

**Conditions:**

1. That the applicant meets the City's Zoning requirements and Construction Standards.
2. That the applicant notifies the Power Department prior to work commencing.
3. That the work hours be limited to 8 am to 6 pm.
4. Verification with the City is needed that there is a lease agreement for the area.

Commissioner Mendenhall seconded and the motion passed all in favor.

**ANNEXATION (Public Hearing)**

**STOCKMAN FLATS**

Brandon Snyder highlighted that the annexation in question, formerly known as GWC 320, has experienced significant growth and has now been rebranded as Stockman Flats, lending it a fresh identity. He explained that a few months back, the Planning Commission and City Council had assessed a proposal to include this area within the annexation policy boundary, and it had received approval from the City Council.

Initially, Springville City had contemplated annexing this area, but concerns were raised by them about their ability to provide utilities and make timely improvements. Spanning across 535 acres, Stockman Flats encompasses a cluster of agricultural buildings and an existing residential home situated in its western sector, all currently utilized for agricultural purposes.

Brandon Snyder acknowledged the inherent challenges associated with its proximity to the lake, emphasizing that the applicant would need to navigate both the floodplain requirements enforced by the City and those stipulated by FEMA. Additionally, he mentioned that the applicant was present and would be addressing this matter during the present session. As part of the proposed annexation, the area is slated for rezoning to I-1 Light Industrial. However, there have been discussions regarding the optimal zoning designation for the remaining portion of land. The deliberations have centered on whether it should be designated as I-1 Light Industrial or categorized as Rural Residential. Snyder informed the audience that the DRC had previously recommended considering an R-R zoning designation, which stands for Rural Residential.

Jared Morgan took the floor to engage the Commissioners in an enlightening discussion about the proposal at hand. With utmost clarity, he delivered a concise and captivating presentation to vividly illustrate the envisioned application. He confidently conveyed the extensive studies conducted to thoroughly analyze the soil conditions and meticulously assess the floodplain area. Notably, he emphasized that a sprawling 320 acres would be conscientiously designated as pristine wetlands, duly preserved for the benefit of the ecosystem.

Expounding further, Jared expressed their unwavering commitment to the preservation of these vital wetlands. Moreover, he eloquently expounded upon the exciting rebranding endeavor, as the business park gracefully transitions into the alluring realm of Stockman Flats. This transformation, he ardently affirmed, would seamlessly align with the unique character and aspirations of Spanish Fork.

To demonstrate their meticulous planning and dedication to environmental conservation, Jared then unveiled the mesmerizing conceptual plan, intricately interweaving the preserved wetlands into the very fabric of the design. With a genuine sense of anticipation, he emphasized how this harmonious integration would foster a symbiotic relationship between nature and progress, creating an unrivaled environment that would undoubtedly resonate with the community.

Jared Morgan proceeded to unveil the comprehensive phasing plan, encompassing a total of six distinct phases, with an estimated completion time of 1-2 years for each phase. It was emphasized that this project is envisioned as a decade-long endeavor. Following the presentation, Mr. Morgan graciously invited the commissioners to share any inquiries or concerns they may have.

Commissioner Mitchell asked if there have been any traffic studies conducted and it was stated that yes there have been studies conducted.

Jared Morgan stated there will be additional enhancements that will be added.

Commissioner Mitchell asked if City staff have reviewed any of these plans and it was stated City staff have not reviewed the enhancement plans at this time.

Dave Anderson spoke to some of the enhancements that have been proposed. He stated that traffic is not being routed through local streets.

Chris Thompson stated this is a great area for traffic flow.

Dave Anderson stated this has not been included in the City's annexation plan.

Commissioner Earnest asked if Mr. and Mrs. Hales are in favor of the I-1 light industrial zoning proposal for their property and it was stated that yes, they are in favor.

Mr. Hales expressed his current frustrations with Springville City and a desire to disassociate from it, expressing a strong preference for being annexed into Spanish Fork. Furthermore, he made it clear that he has no immediate plans to sell his property. His vision for the area involves industrial zoning, with the only request being a small buffer zone between his property and the industrial developments.

Commission Mitchell stated the DRC had stated the property was suggested to be zoned R-R. But since the initial discussion, the property owners have since changed their minds and would prefer I-1 Light industrial after receiving further information.

According to Chris Thompson, given the airport's close proximity, the City would prefer not to have residential development in such an immediate vicinity of the airport.

Commissioner Warnick stated the proposal is in line with the City's general plan. She feels adding this area into an I-1 Light Industrial is really a no brainer.

Commissioner Earnest inquired of Dave Anderson and Brandon Snyder whether it would be correct to state that even if the property were zoned as I-1 light industrial, the City would not grant approval for an application unless there is sufficient utility infrastructure in place for the proposed use. They confirmed the accuracy of this statement.

Commissioner Mendenhall revisited a previous engaging conversation with MAG concerning transportation. He vividly recollected an intriguing prospect that emerged—constructing a road traversing the northern arm of the lake, aimed at alleviating the mounting pressure on I-15. Additionally, he recalled another significant aspect of the discussion, envisioning the extension of SR-77 westward to conveniently connect with the Payson/Santaquin area. Eager for progress, he inquired about the likelihood of witnessing these remarkable developments materialize. He firmly believed that there existed ample untapped potential within the region to facilitate such transformative projects.

Brandon Snyder stated this is a great question. He stated staff has looked at this possibility of a combination of Springville, Spanish Fork and MAG master plan transportation facilities. He stated the one Commissioner Mendenhall is referring to is actually further west of this annexation.

Commissioner Mendenhall recalled that it should have aligned with Geneva Road.

Commissioner Warnick moved to recommend the approval of the Stockman Flats Annexation to the City Council based on the following findings and conditions.

**Findings:**

1. That the Springville City Council is not opposed to Spanish Fork's potential annexation of the subject property.
2. That Spanish Fork City is servicing industrial developments adjacent to the area.
3. That industrial development on this site is in line with Spanish Fork City's General Plan for the surrounding area.

**Conditions:**

1. That City staff further evaluates the need for public safety facilities in the area.
2. That the applicant cooperates with the City to solidify an overall area transportation roads and trails plan before any site plans are approved.

Commissioner Earnest seconded and the motion passed all in favor.

**TRANSPORTATION MASTER PLAN (Public Hearing)**

**TRANSPORTATION MASTER PLAN REVISIONS (23.01 & 23.02 TMP)**

Chris Thompson proposed an initial modification that involves transforming Canyon Creek Parkway from a congested 7-lane thoroughfare into a more streamlined 5-lane road. According to the study conducted, the expected positive impact on traffic from the extra lanes did not materialize as anticipated. Moving forward, Chris Thompson recommended a second alteration, which entails introducing a minor collector road at 3400 East. Additionally, a network of trails is set to be implemented, ensuring exceptional connectivity, although one specific trail connection was omitted due to compatibility issues. Nonetheless, the overall connectivity remains robust and impressive.

Commissioner Mitchell asked if the changes to the trails came about before or after and it was stated these changes were after the trail was drawn.

Commissioner Warnick asked what the blue lines represent and Chris Thompson stated they are the bike lanes in the road.

Chris Thompson stated the next proposed change is to 2300 East, he stated the city planned for 2300 East to be a larger road that could even be fit at the location.

6:50 pm Commissioner Earnest excused himself for the duration of the meeting.

Chris Thompson stated the City staff have made several proposed changes to go to the City Council and to be approved and take effect July 1st.

There was discussion regarding the future UTA station.

Commissioner Warnick asked if there were any proposed transit routes.

Dave Anderson spoke briefly to the future transit lines and discussed the proposed micro transit that is similar to a UTA owned UBER service.

Commissioner Mendenhall suggested the City looking at a public/private partnership.

Chairman Mitchell opened the public hearing at 7:03.

Jackie Larson asked if the City speaks to the property owners prior to placing bus advertisements.

It was stated this is UTA and not Spanish Fork City.

Chris Thompson stated that there was a previous study that was conducted.

Chairman Mitchell closed the public hearing at 7:05.

Commissioner Clayson moved to recommend the approval of the Transportation Master Plan Revisions (23.01 & 23.02 TMP) to the City Council based on the following findings and conditions.

Commissioner Mendenhall seconded and the motion passed all in favor.

### **CONSTRUCTION STANDARDS (Public Hearing)**

#### **CONSTRUCTION STANDARDS REVISIONS (22.04)**

Chris Thompson stated this pertains to ADU's and adding additional meters. He stated the ideal placement is next to the existing meters and not placing them separately.

He then stated the city has found a new way to do the detectable warning.

He stated a lot of the changes that are being made are related to standard details.

He stated they have also renumbered items in the book.

Shauna asked if these are done every 6 months and it was stated yes.

Chairman Mitchell opened the public hearing at 7:13.

There was no public comment.

Chairman Mitchell closed the public hearing at 7:13.

Commissioner Mendenhall moved to recommend approval of the Construction Standards Revisions (22.04) Amendments to the City Council.

Commissioner Warnick seconded and the motion passed all in favor.

Chairman Mitchell moved to adjourn the meeting at 7:15 p.m.

Adopted: July 5, 2023

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Kasey Woodard  
Community Development  
Division Secretary

