

**Adopted Minutes
Spanish Fork City Planning Commission
40 South Main Street
Spanish Fork, Utah
February 1, 2023**

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

Staff Members Present: Dave Anderson, Community Development Director; Brandon Snyder, Senior Planner; Michael Clark, Assistant City Engineer; Ana Burgi, Assistant City Attorney; Jackson Dille, Planning Intern.

Citizens Present: Jackie Larsen, Cory Andersen, Paul Aldana, Brad Mabey.

WORK SESSION

Chairman Mitchell called the meeting to order at 6:04 p.m.

PRELIMINARY ACTIVITIES

Pledge of Allegiance

Chairman Mitchell led the pledge.

MINUTES

January 4, 2023

Commissioner Warnick moved to approve the minutes from January 4, 2023.

Commissioner Mendenhall seconded and the motion passed all in favor.

TITLE 15 AMENDMENTS (Public Hearing)

Title 15 Landscaping Amendments

Dave Anderson said that multiple comments have been given on the proposed landscaping requirements in the past and they wish to walk through the comments.

Commissioner Warnick said there should be further clarification about what applies to just single-family homes.

Commissioner Earnest said he also wishes the language was clearer on which standards apply and when.

Dave Anderson said he agrees the language should be clearer on what standards apply to which developments.

Discussion continued on how different standards will be applied.

Discussion ensued regarding tree maintenance and standards in the City.

Commissioner Warnick asked Dave Anderson about landscape deposits.

Dave Anderson explained the rules about landscape deposits and how they are enforced.

Commissioner Mendenhall spoke about automatic sprinkler systems.

Commissioner Warnick asked if the six-inch curb requirement was too high.

Dave Anderson said six-inch curbs are the current standard throughout the City.

Commissioner Warnick asked about artificial turf and why it is not allowed.

Brandon Snyder said on page 11 it clarifies that it can only be used in the backyard.

Commissioner Earnest said it just says no artificial turf period in the section heading.

Dave Anderson said that they need to clarify that.

Commissioner Warnick said she would like language to clarify the difference between xeriscaping and zeroscaping.

Commissioner Warnick asked if these are recommendations or requirements.

Dave Anderson said there are some of both.

Commissioner Earnest asked if the City has plans to retrofit parks and golf courses to save more water.

Dave Anderson said the City just retrofitted the irrigation system at the golf course to be more water efficient.

Commissioner Mendenhall said KSL just interviewed the mayor about water and was impressed with everything Spanish Fork was doing to save water.

Dave Anderson said they have been ahead of the curve for a very long time.

Commissioner Earnest brought up some additional areas where the code could be clarified.

Discussion ensued regarding landscaping requirements and what can require less water while still looking nice.

Commissioner Earnest said the requirement of extra reports and plans is redundant and overkill.

Dave Anderson said design professionals recommended the reports be required as part of the new standards.

Discussion ensued regarding the relation between new study requirements and housing affordability.

Chairman Mitchell opened the public hearing at 7:08 p.m.

Jackie Larson rose to say that fencing can affect irrigation access.

Commissioner Warnick said it was a good point.

Commissioner Mendenhall said there are conditions in City code to help make sure that doesn't become an issue.

Chairman Mitchell closed the public hearing at 7:12 p.m.

Commissioner Warnick **moved** to continue the Title 15 Landscaping Amendments.

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

Commissioner Mike Clayson introduced himself as a new Commissioner. He has lived here his whole life and is excited to serve at the mayor's request.

CONCEPT REVIEW

VESTA TOWNHOMES

The applicant has requested that the Planning Commission hold off on discussing the concept tonight.

DISCUSSION

MIXED USE ZONE

This proposed zone is based at least in part on a development concept called the Canyon Court Urban Concept. This would entail a mix of residential and commercial uses. Dave Anderson presented the layout of the proposed development. The City doesn't have a zone that would accommodate this use. The Urban Village Commercial zone attempted to do that but has not been used in 20 years and should be replaced by the mixed use zone. Elements of the Urban Village Commercial zone have been combined with elements of the City's commercial and high density residential zones to create this mixed use zone.

Commissioner Earnest said more attention should be paid to the placement of trash receptacles in the design.

Dave Anderson said this would be proposed as Master Planned Development. The City wants to leave some details up to negotiation.

Discussion ensued regarding traffic circulation and the proposed roundabout in this plan.

Chairman Mitchell expressed concern with so many drive throughs being in the same area and in such proximity to roads.

Commissioner Earnest said the City is good at managing compatible drive-through uses.

Dave Anderson said the City can discourage what they think is incompatible drive through usage, but if the developments meet City standards the City can't block them.

Cory Andersen represents the owners of the site and rose to say that this plan is just an example; the actual development will likely be different from what is presented tonight. They already have buyers for lots and what is built on each lot will be independently designed.

Commissioner Carroll asked if signage for traffic flow can be added to development plans.

Cory Andersen said they would want that. They would consider switching lots 5 and 6.

Commissioner Earnest said the commission should know if they are ok with apartments and no retail here. If they approve the plan with a mixed use zone and development plans change, the final product could look very different from what they see tonight.

Dave Anderson explained that the mixed use zoning would dictate how much of the property would be residential vs commercial. This would keep the final product looking similar to what they see tonight.

Commissioner Earnest said this a valuable place to have a commercial area because it will boost sales tax revenue which will keep tax rates on citizens low. The site is one of just a few remaining opportunities to have a viable commercial development in the City.

Dave Anderson and Commissioner Earnest agreed the development as currently planned would be a benefit to site residents and the surrounding area.

Commissioner Earnest asked what tools the City has to ensure a grocery store is built on site.

Dave Anderson said the City can't force people to build stuff. They can do their best to encourage some things and discourage other things, but retail development is finicky.

Chairman Mitchell said he also likes the layout. He has some concern about too many drive throughs but thinks it would be good for the community.

Commissioner Carroll asked if they are selling lot 2 or developing it.

Cory Andersen said they won't develop it but someone affiliated with them will.

Commissioner Mendenhall said that the City can't control private development; what's built will be driven by the market.

Cory Andersen said he also wants the grocery store, but once he sells it, he can't control what's done with it.

Commissioner Earnest wants the City to look into incentivizing a grocery store. He wants to know what commercial use will be there before he approves apartments.

Cory Andersen said they can't move forward until they know the project pencils out. The grocery store doesn't fit without the apartments. They are working with a viable grocery store who has interest in the project.

Commissioner Warnick reiterated that it's a great site and commercial uses here will be beneficial for the community.

Chairman Mitchell asked if they should study the mixed use zoning more or make a motion on it tonight.

Dave Anderson said he would love to discuss it more before the next meeting.

Commissioner Earnest said he wants to accommodate this development but also the interests of Spanish Fork City.

Commissioner Clayson said from what he's heard, this concept is what people want - more retail outside of the major areas.

DISCUSSION

ANNEXATION POLICY PLAN

Dave Anderson explained that all Utah cities have an annexation policy plan outlining land they expect one day might be annexed into the City. There is a piece of land to the north of the city that is currently in Springville's annexation policy plan. Developers who own this property sought to annex into Springville, but both Springville and the developers decided it makes sense to consider annexing into Spanish Fork. Spanish Fork's infrastructure in the area is much better suited to serve development here. The developer has submitted a petition for annexation, and Springville did not protest the annexation petition. The property needs to be part of the City's annexation policy plan in order to further study and consider the feasibility of the annexation petition.

Commissioner Warnick asked if there are any drawbacks to the annexation.

Dave Anderson said staff is still trying to figure that out and will examine that as part of the annexation petition process.

Chairman Mitchell asked about the cost vs benefit of annexing the property and servicing it with the City's infrastructure.

Commissioner Earnest said staff would take a look at that before annexation, this is just to make it possible to annex, not to annex.

Commissioner Mendenhall mentioned that the property at hand is near the lake and asked how this might change the annexation policy plan further into the lake area.

Commissioner Earnest said tonight they are just discussing whether or not to expand the policy boundary to be able to study the annexation proposal.

Dave Anderson said with Springville conceding this land to Spanish Fork, he doesn't believe they have any plans to annex further west. He asked what the commissioners wanted to know about annexing these areas.

Commissioner Earnest said he would like to know the financial impact of annexation. These annexations are normally financial gains for the City. He wants to know what the DRC recommends as criteria for annexing in the area.

Chairman Mitchell said he would likely be in favor of this property being annexed into the City.

Michael Clark said proposed use should be taken into consideration when considering annexations.

The Commissioners agreed that proposed use is very important when considering whether or not an annexation makes sense.

Dave Anderson said they should be slow to expand the annexation policy plan boundary. Many people to the west of the City are weary of the thought of annexation. Many want to remain in Utah County and an annexation should be driven by them when they're ready for it.

DISCUSSION

PARKING REQUIREMENTS

Jackson Dille gave an update on the project and a few of the specific things that the class has done. Jackson also mentioned some of the things that the class plans to do to meet the City's expectations. They plan to attend the March Planning Commission meeting to get feedback and plan to present their final product in the April meeting.

Commissioner Warnick shared her thoughts about a discussion with the students she participated in. She noted the discussion that occurred about parking enforcement and the importance of getting to know the community.

DISCUSSION

ZONING MAP REVIEW

Brandon Snyder said there was an additional zoning boundary concern missed in the recent zoning map cleanup done a few weeks ago. The zoning in this area on south Main Street is an artifact from an annexation. Staff wants permission from the Planning Commission to initiate a rezone of the area to have the zones better reflect proposed land uses and parcel lines in the area.

Brad Mabey who has recently purchased the two properties that would be rezoned rose to speak. He would prefer to move up the C-2 line to cover both properties rather than push it down and have them both be Residential Office. This would not affect the property of the Hanks – who are between Brad's properties and the event center.

Chairman Mitchell said the change would affect the Hanks due to what could develop around them.

Brad Mabey said the Hanks are on board with the change.

Commissioner Earnest moved to initiate the zone change for 2 parcels under discussion.

Commissioner Mendenhall seconded the motion, and it passed all in favor.

OTHER BUSINESS

PLANNING COMMISSION WORK PROGRAM

Dave Anderson asked what items the commission wants to discuss in future meetings.

Commissioner Carroll said HRTZ zones and the station area plan.

Dave Anderson said he would like to talk about that, but they don't expect to start station area planning until the interchange planning starts. They probably won't be able to move forward until about a year from now.

Commissioner Warnick said maybe there could be a presentation on the types of affordable housing.

Commissioner Carroll said that style of development is a new thing that has not been done in Spanish Fork, so talking about it will be helpful.

Commissioner Earnest said he agrees and wants the idea to hit him in waves so he can absorb it better.

Commissioner Mendenhall asked about basement flooding with the weather warming up.

Michael Clark said he has visited several homes that have experienced this and the City is monitoring the situation.

Commissioner Warnick moved to adjourn the meeting at 8:42 p.m.

Commissioner Earnest seconded and the motion passed all in favor.

Adopted: March 1, 2023

Jackson Dille
Planning Intern