Adopted Minutes
Spanish Fork City Planning Commission
40 South Main Street
Spanish Fork, Utah
July 5, 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; Mary Martin; Junior Planner, Byron Haslam, Senior Engineering; Ana Burgi, Assistant City Attorney; Jackson Dille, Planning Intern.

Citizens Present: Nathan Burston, Scott Barnes, Reed Warner, Jackie Larsen, Randy Smith, Janalee Banks.

WORK SESSION

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

PRELIMINARY ACTIVITIES

Pledge of Allegiance

Commissioner Carroll led the pledge.

MINUTES

June 7, 2023

Commissioner Mendenhall moved to approve the minutes from June 7, 2023.

Commissioner Earnest seconded and the motion passed all in favor.

MINOR PLAT AMENDMENT and ZONE CHANGE (Public Hearing)

GREEN ACRES ESTATES PLAT F

Brandon Snyder provided an overview of the project, explaining that it involves three properties. The applicant's request is to realign the property lines to adhere to the current City standards.

Commissioner Earnest inquired about the consent of all the property owners involved in this change.

Brandon Snyder confirmed that all property owners agree.

Commissioner Mendenhall sought clarification on whether this would impact the land use in any way.

Brandon Snyder responded that there would be no change in land use.

Commissioner Warnick emphasized that these modifications are intended to align the zoning with the current usage.

Commissioner Earnest questioned whether the existing lot lines were remnants of an older zoning regulation.

Brandon Snyder clarified that they were not.

Commissioner Warnick inquired about the potential impact on individuals' lives or any other effects resulting from this change.

Brandon Snyder assured that there would be no such impact.

Chairman Mitchell opened the public hearing at 6:09 pm.

Janalee Banks lives at the nearby property with the pie shaped wedge. She wanted to know if the use of the affected properties will change at all.

Commissioner Earnest said it changes the lot size you can build on.

Janalee Banks asked if the change will affect property values.

Brandon Snyder responded that his assumption was that neighboring property values would remain unaffected since the usage of the properties is not being altered.

Chairman Mitchell closed the public hearing at 6:12 pm.

Commissioner Earnest asked if these lots were originally approved as an R-1-9 MPD.

Brandon Snyder said they were not.

Commissioner Earnest **moved** to recommend the approval of the Green Acres Estates Plat F to the City Council based on the following findings and conditions.

Findings:

1. That the application conforms to the City's General Plan Designation.
2. That no additional lots are being created and the density will remain the same.

Conditions:

1. That the applicant meets the City's Zoning Requirements and Construction Standards.
2. That the applicant addresses any red-lines.
3. That approval of the Minor Plat Amendment is subject to City Council approval of the Zone Change.

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

ANNEXATION

MINER-GOODWIN ANNEXATION

Brandon Snyder provided an overview of the site's location, highlighting that the proposed annexation would encompass approximately half of an existing County island. The area falls within the annexation and growth management boundaries, and it is recommended to be incorporated under Rural Residential zoning.

Commissioner Earnest inquired about any objections from property owners within the area regarding the proposed annexation.

Brandon Snyder responded that there are no objections from property owners within the annexation area.

Commissioner Warnick sought clarification on whether the Johnson Subdivision is included in this area.

Brandon Snyder clarified that the Johnson Subdivision is not part of this area; rather, it is situated just south of it.

Commissioner Earnest moved to recommend the approval of the Miner-Goodwin to the City Council based on the following findings and conditions.

Findings:

1. That the subject property is located within the City's Annexation Policy Boundary.
2. That the subject property is located within the City's Growth Management Boundary.
3. That the General Plan Land Use Designation is Estate Density Residential.
4. That the proposed Rural Residential Zone is appropriate for the subject properties.
5. That Rural Residential zoning be assigned at the Key Issues time of annexation.

Commissioner Clayson seconded and the motion passed all in favor.

ZONE CHANGE (Public Hearing)

WARNER FLOWER FARM

Brandon Snyder provided a comprehensive explanation regarding the location and ownership of the property. The applicant's intention is to establish a wholesale nursery, which necessitates a zone change to Rural Residential zoning to allow it as a permitted use.

Commissioner Earnest inquired about the compatibility between Rural Residential (RR) and R-1-9 zoning.

Brandon Snyder expressed his belief that, considering the development history, RR and R-1-9 zoning are compatible.

Chairman Mitchell raised concerns about the possibility of future property owners introducing uses that are incompatible with the surrounding area.

In response, Brandon Snyder displayed a list of permitted uses to demonstrate the range of activities that could be carried out. While RR zoning allows for more animal-related rights, it is contingent on the acreage of the property.

Commissioner Earnest asked about the compatibility of RR zoning with a medium density general plan designation.

Brandon Snyder acknowledged the question and explained that while RR zoning is not inherently in line with the designation, the proposed use would align with the envisioned development for the area.

A discussion ensued regarding potential uses within the RR zone that could be incompatible with the R-1-9 zone.

Commissioner Mendenhall inquired about potential traffic generation resulting from retail use.

Brandon Snyder clarified that only wholesale use is permitted, not retail use.

The applicant, Reed Warner, addressed the Commission to explain the details of the proposal. He sells the flowers through a collective and the space would be utilized for growing purposes, with no involvement of large trucks or machinery.

Chairman Mitchell asked whether the proposal would involve open fields or greenhouses.

Reed Warner stated that they have requested a hoop house and emphasized that he has already spoken with all the neighbors, who are excited about transforming the vacant lot into a beneficial use.

Commissioner Mendenhall asked if the operation would be seasonal.

Reed Warner confirmed that the hoop house would extend the growing season.

Chairman Mitchell inquired about deliveries and traffic volume in the area.

Reed Warner explained that he would personally handle some deliveries, and some traffic would be directed to his house. He provided an overview of the site layout.

Commissioner Earnest asked about the height of the hoop house.

Reed Warner specified that it would be 15 feet tall.

Commissioner Mendenhall inquired about the Catholic Church's stance on the proposed development.

Reed Warner described the close coordination he has had with the Catholic Church, noting a 5-year lease agreement and their support for the plan. He mentioned that florists only visit the location once a week for traffic purposes.

Dave Anderson, from the staff, elaborated on their position regarding the flower farm. Concerns about traffic flow have been mitigated due to the low volume associated with the farm. While staff recognizes the possibility of adverse uses in the future with RR zoning, they believe this proposal will greatly benefit the residents.

Commissioner Mendenhall mentioned that this is the largest undeveloped land in the area and raised concerns about potential impacts on neighbors, such as smells or hours of operation.

Dave Anderson assured that there are several protections in place. Regulations on nuisances exist, and neighbors can pursue civil action if they feel adversely impacted.

Commissioner Earnest asked if the property is too small for an agricultural protection area.

Dave Anderson confirmed that it is indeed too small.

Commissioner Warnick expressed her support for the proposal while acknowledging the concerns raised by other Commissioners.

Chairman Mitchell opened the public hearing at 6:39 pm.

Scott Barnes, who resides nearby, expressed that in the past, people had horses in the vicinity without any negative consequences. He further mentioned that he lives adjacent to the individuals who will be operating the

proposed venture and commended their gardening skills. Barnes eagerly anticipates witnessing the positive transformation of the area.

Nathan Burston, who shares a property line with the development, described the vacant lot as a current nuisance and a safety concern. He strongly believes that this proposal will bring about a much-needed and beneficial change.

Chairman Mitchell closed the public hearing at 6:43 pm.

Commissioner Carroll said there are enough safeguards in place that they do not need to worry about any adverse uses.

Commissioner Earnest noted that an additional safeguard is the specific use stipulated in the lease agreement for this particular property.

Commissioner Warnick **moved** to recommend the approval of the Warner Flower Farm to the City Council based on the following findings and conditions.

Findings:

1. That the proposed use is appropriate for the site.

Conditions:

1. That the applicant meets the City's Zoning requirements and Construction Standards.
2. That the applicant addresses any red-lines.

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

PRELIMINARY PLAT RE-APPROVAL

JOHNSON SUBDIVISION

Brandon Snyder provided an overview of the project, which involves the development of 53 lots. To accommodate variation in lot sizes, a master planned development approach will be implemented. Snyder proceeded to explain the phasing and layout of the lots.

Commissioner Mendenhall inquired about the ownership of the property along the railroad.

Brandon Snyder confirmed that the applicant owns that portion of the property.

Chairman Mitchell sought clarification regarding any proposed changes to the lots.

Randy Smith, representing Fieldstone Homes, the applicant, stated that they are prepared to proceed with Phase 1, which already has an approved Final Plat. Any additional lots or changes in lot size would be incorporated into Phase 2.

Commissioner Earnest asked if the proposed changes align with the requirements of the master planned development and R-1-15 zoning.

Brandon Snyder affirmed that they are indeed consistent.

Commissioner Warnick inquired about a tag on the property.

Brandon Snyder provided an explanation regarding the layout and positioning of the tag on the site.

Commissioner Mendenhall **moved** to approve the Johnson Subdivision based on the following findings and conditions.

Findings:

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 additional research be done on the eastern parcel adjacent to the project to determine if it is buildable and if it can be brought into the development.
4. That the City study with the applicant, the cell tower located on lot 6, and investigate whether it would be mutually beneficial, that the cell tower property be dedicated to the City and be part of the plat.

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

DISCUSSION

Chairman Mitchell initiated a discussion regarding the possibility of conducting a field trip to observe best practices in other cities.

Commissioner Mendenhall emphasized the importance of establishing a comprehensive parking ordinance with strong standards that can serve as a benchmark. He suggested studying areas with similar transportation modes for guidance.

Commissioner Warnick cited an example of a development in Springville that incorporates covered parking.

Chairman Mitchell expressed the value of visualizing successful practices from other cities.

Commissioner Warnick agreed, emphasizing the need to examine other approaches in order to present a robust parking proposal to the City Council.

A discussion followed, focusing on parking in high-density developments and the City's experiences with current standards and ongoing studies.

The decision was made for the Planning Commission to embark on an excursion in August to explore local best practices.

Commissioner Warnick expressed a desire for a presentation on affordable housing.

Further discussion ensued regarding the State's efforts to support affordable housing initiatives.

Chairman Mitchell inquired about the future Frontrunner line.

Dave Anderson encouraged the Commissioners to continue learning about the Environmental Assessment for the area.

Commissioner Carroll reminded the Commission about the upcoming Utah League of Cities and Towns conference and encouraged attendance.

Dave Anderson also reminded the Commission about the upcoming APA conference.

Commissioner Mendenhall moved to adjourn the meeting at 7:25 p.m.

Commissioner Warnick seconded the motion and it passed all in favor.

Adopted: August 2, 2023

Jackson Dille
Planning Intern