

Adopted Minutes
Spanish Fork City Development Review Committee
40 South Main Street
Spanish Fork City
May 3, 2023

Staff Members Present: Chris Thompson, Public Works Director; Seth Perrins, City Manager; Dave Anderson, Community Development Director; Brandon Snyder, Senior Planner; Kimberly Brenneman, Development Coordination Manager; John Little, Chief Building Official; Marcie Clark, Department Development Secretary; Jered Johnson, Engineering Division Manager; Jake Theurer, Power and Light Superintendent; Eddie Hales, Fire/EMS Director; Bart Morrill, Parks Maintenance Supervisor; Kasey Woodard, Division Secretary.

Citizens Present: Ryan Christofferson, Janice Sedita-Flite, Michael Villarreal-Flite, Don Mendenhall, Tim Howard.

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

MINUTES

April 26, 2023

Jake Theurer **moved** to approve the minutes of April 26, 2023.

Dave Anderson **seconded** and the motion **passed** all in favor.

ANNEXATIONS

GWC 40 ANNEXATION

Brandon Snyder stated this annexation is being adopted by resolution. He gave a brief update on where the project is currently at.

Kimberly Brenneman stated this proposal has been in process for some time now. She stated the City recommends leaving the 3 residential parcels owned by the Blunks, the Sheps and the Morris, zoned RR Rural residential and the 2 parcels controlled by GWC will be zoned I-1 Light Industrial. She then explained why the City is recommending the residential parcels remain as Rural Residential as it is the most similar to the Utah County zoning RA-5. She stated when the City Council accepted the resolution, they requested a feasibility study be conducted.

Dave Anderson stated the City is trying to be sensitive to the wants of the land owners and stated the City does not want to see a higher residential density developed in that area so the City is suggesting a zoning that is closest to what is currently in place.

Seth Perrins asked if there has been any feedback from the residential land owners and Kimberly Brenneman stated there has been no comments or responses from any of the property owners when she has reached out.

Dave Anderson asked if there were any remaining concerns and it was stated there are no major concerns that would be a cause for surprise.

There was a brief discussion regarding the zone change process and the approving bodies over zone changes and the main differences between the City's RR and the County's RA-5 zoning ordinance.

Brandon Snyder asks if the City is willing to accept any differences between the City's RR zone and the County's RA-5 zoning. He stated they are very similar but questions if the City will be prepared to accept the differences as is or if the differences will need to be analyzed.

Dave Anderson stated he has spoken with the City Attorney Vaughn Pickell and he is comfortable with the idea that anything that can be done in the RR zone could reasonably be done in the RA-5 zone as well.

Chris Thompson questions why the City would care and Brandon Snyder stated we are trying to iron out any potential concerns or issues before the properties are annexed into the city, as it is a very big step.

Dave Anderson stated he is ready to make a motion with the exception that there is an understanding that the Shep's property would not be zoned I-1 Light Industrial and that it be zoned RR Rural Residential.

Kimberly Brenneman asked about the other two residential lots as they have existing homes on the lots and Dave Anderson stated that it was his understanding these properties would be zoned industrial with this proposal. Kimberly asked if the property owners know and understand this?

Ryan Christofferson believes the property owners know this, and he states the Blunck property currently has a for sale sign stating the potential for industrial zoning.

Kimberly Brenneman states that she does not know if the property owners know this is the proposed zoning for their properties when they signed the petitions.

Dave Anderson recommends getting in touch with the property owners today hopefully before tonight's Planning Commission meeting to ensure they are not wanting something other than the proposed light industrial zoning.

Seth Perrins recommends updating the staff report for the Planning Commission to reflect the changes that were discussed in the DRC today.

Dave Anderson **moved** to recommend approval of the proposed Annexation based on the following findings:

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 Boundary.
3. That the General Plan Land Use Designation is Industrial.
4. That the proposed I-1 Industrial zoning is appropriate for the subject properties, excluding the Blunck and Sheps Field properties which will be annexed under the RR Rural Residential zone.

Jered Johnson **seconded** and the motion **passed** all in favor.

CONCEPT REVIEW

AMSOURCE ATM

Brandon Snyder gave the location of the proposed ATM Drive Thru. He stated the applicant has provided updated drawings for this proposal.

Michael Villarreal-Flite stated they would be utilizing 4 existing parking spaces for this ATM. He stated they are planning to build a canopy for the drive thru. He gave a brief description of the nature of the ATM and why they are proposing this new machine. He stated there has been a reduction in branch locations and believes this provides a low-cost way for banks to provide a location for their customers to utilize. He stated these machines will be able to deposit checks and cash as well as dispensing cash. He stated the majority of machines have a use time of about 2 minutes per customer, and there is not a lot of vehicle queuing.

Jake Theurer in power has no comments.

Jered Johnson recommended a traffic study could be beneficial to ensure there will be no impact to the existing traffic of the lot.

Dave Anderson stated the main concern is the traffic stacking into the drive aisle. He feels this is the only potential downside to this proposed location. He asks if there is another location that could be a better location to avoid the main drive aisle of the parking lot.

Michael Villarreal-Flite stated they feel this is the prime location as there is not a lot of traffic flowing through this area of the parking lot, and states it is not located near Macey's grocery store or the adjacent store front. He stated there are a lot of unused parking stalls that can accommodate the ATM traffic. He stated they have in the past, moved a machine if over time it caused too much traffic stacking.

Chris Thompson does not feel this needs a full traffic study, but defers to Jered Johnson on if he feels there needs to be an analysis performed by the Engineering Department.

Jered Johnson stated he agrees and stated engineering can have a traffic engineer take a look at this design to see if there are any concerns.

Janice Sedita-Flite asked what the next steps for this would be and it was stated the next step for the applicants would be to submit a site plan application for review.

GOODWIN DEVELOPMENT

Brandon Snyder stated this is part of the Miner-Goodwin Annexation. He stated the applicants have provided a proposed layout.

Chris Thompson asked if the City would require a masonry wall along the west property line and Brandon Snyder seemed to recall that the requirement for the masonry wall was tied to the fact that there is an open irrigation ditch on the other side of the power corridor.

Seth Perrins asked if this is proposed to be a subdivision and Brandon Snyder stated yes and that there would need to be a potential rezone unless the appropriate zoning is put in place with the annexation.

Kimberly Brenneman stated the applicant proposed the zoning of R-1-15 upon annexation.

Seth Perrins stated that R-1-15 zoning is certainly on the table and in line with what the City is wanting to develop with the area.

There was a discussion regarding Rocky Mountain Power's property and the future need for their power corridor and the overall lot configuration.

Chris Thompson asked the applicants if they have reached out to Rocky Mountain Power about acquiring their corner property.

Don Mendenhall stated they have not as they are not interested in expanding yet. He stated they are exploring options of the best possible uses of the property.

Kimberly Brenneman stated she has been in contact with Rocky Mountain Power and they are fine with the City including their parcels in the annexation.

There was discussion regarding the future road development and layout of each lot and the potential cul-de-sac. Brandon Snyder stated the need for connectivity with the neighboring parcels to the south and east.

Chris Thompson agreed with Brandon Snyder and stated this design would not work and cannot be a long cul-de-sac and that there would need to be some kind of connectivity. Trails and street improvements were discussed.

Don Mendenhall stated he understands this is not a very feasible design and they are looking for what will best work with the current City's zoning.

Chris Thompson stated that Brandon Snyder had the best idea with removing the cul-de-sac from the design and stub utilities to create a corner lot in the south east corner of the proposed development.

Seth Perrins suggested zoning the property with the home R-1-40 or R-1-30 and not RR to reflect the family's desire to remain as is. This would help to avoid potential future developers wanting to redevelop at a higher density in the area. He feels that RR signals to developers that the zoning is negotiable, but stated that in the future, a resident would want a property where they can have horses and the property is set off the main roads. He thinks an acre lot is helping to preserve the rural feel, and feels its best to do it now rather than later.

Don Mendenhall agreed with this suggestion.

Dave Anderson moved to adjourn the meeting at 11:00 a.m.

Adopted: May 17, 2023

Kasey Woodard
Community Development Division Secretary