



Tuesday, April 9, 2024
Planning Commission Meeting

Planning Commission Agenda

PUBLIC NOTICE is hereby given that the Planning Commission of Spanish Fork, Utah, will hold a meeting at the City Council Chambers at Library Hall, on the second floor, 80 South Main Street, Spanish Fork, Utah, with the Planning Commission Meeting commencing at 7:00 p.m. on April 9, 2024.

Planning Commissioners

Todd Mitchell

John Mendenhall

Shauna Warnick

Joseph Earnest

Michelle Carroll

Michael Clayson

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1. 5:00pm - 6:30pm JOINT WORK SESSION - No formal actions are taken in a work session.

2. 7:00 Agenda Items

3. Minutes

A. March 6, 2024

4. General Plan Amendments (Public Hearing)

A. EDGE TOWNHOMES GENERAL PLAN. The proposal requests that the General Plan Land Use Map designation change from Industrial to High Density Residential located at approximately 4000 East Powerhouse Road.

5. Adjourn

Draft Minutes
Spanish Fork City Planning Commission
80 South Main Street
Spanish Fork, Utah
March 6, 2024

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

Staff Members Present: Dave Anderson, Community Development Director; Brandon Snyder, Senior Planner; Mary Martin, Associate Planner; Byron Haslam, Senior Engineering; Kasey Woodard, Community Development Secretary.

Citizens Present: Matt Loveland, Tyler Horan, Jackie Larson, Brad Ling, Greg Klekas, Yang Yang, Ping Li, Landon Nielson, Shea Nielson, Lacy Hill, Sterling Hill, Seth Hill, Guil Rand, Chandler Godfrey, Sam Gustafson, Mike Robinson, Diane Garcia, Eric Garcia, Eliza Baird.

WORK SESSION

Commissioner Mendenhall called the meeting to order at 6:00 p.m.

PRELIMINARY ACTIVITIES

Pledge of Allegiance

Commissioner Clayson led the pledge.

MINUTES

February 7, 2024

Commissioner Clayson **moved** to approve the minutes from February 7, 2024.

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

ZONE CHANGE (Public Hearing)

L&S COMMERCIAL

Brandon Snyder gave a brief presentation for the proposal and stated this has been brought to the Planning Commission previously to receive feedback and stated the applicants would like to have this property zoned for commercial use. He stated there has not been a lot of support from the DRC and Planning Commission in making this a citywide change and has instead been favored as looking at the proposals on a case-by-case basis. He discussed the reduction in setbacks that are being proposed with the Development Enhancement Overlay. He stated that the purpose of the Development Enhancement Overlay is to give the City Council and the Planning Commission the latitude to make these kinds of modifications. He stated that the Overlay also extends to parking and landscaping modification as well as setback modifications. He stated that with this Overlay, staff will need to consider the potential impacts the modifications will have made. He appreciated the renderings that were provided by the applicants and stated he appreciates the special attention that was paid to Main Street. He then stated that the applicants will still need to go through a full Site Plan review.

Commissioner Warnick asked if the only changes being proposed by the applicants is reducing the setbacks and it was stated yes but there is a future possibility of parking modifications.

Commissioner Earnest asked if the wall was required as a buffer between commercial use and residential use and Brandon Snyder stated this is required as part of a transition buffer.

Commissioner Warnick then asked what the residential property owners think about the development and Brandon Snyder stated the property to the east is a rental home and is owned by the property owners of the event center to the south and the applicants have spoken to that property owner and there have not been any concerns.

Commissioner Mendenhall asked if there will be rear entry way doors that will open to the back part of the building and it was stated yes but there will be landscaping

behind the building. He is concerned about this area collecting trash and asks for the applicants to speak on this during the meeting.

There was a brief discussion on the shared access.

Dave Anderson feels the reduction in setbacks is not a significant deviation from what the typical setback would be. He stated that this is something that can be met and he read from the City code regarding the requirements that need to be met to qualify for the Development Enhancement Overlay.

Lacey Hill and Shae Nielson approached the podium to speak on the proposal, they stated they will have staff that will oversee maintaining the alleyway behind the building and they will not allow trash to be stored back there.

Commissioner Mendenhall asked about the shared access and it was stated this access will remain blocked most of the time as the property owner to the East keeps a portion blocked off for her private events. It was stated the businesses have varying hours of operation and there should not be any concerns of parking.

Commissioner Warnick expressed concerns for the proposed restaurant and Lacy Hill stated they will share some business hours but they do not feel there should be any concerns.

Commissioner Mendenhall asked if they have tenants to occupy each business space and it was stated that most of the spaces have been filled.

Commissioner Mendenhall opened the public hearing at 6:25 p.m.

Resident Chandler Godfrey is the property owner to the North. He asked for the City to maintain the current standards of the setbacks and the six-foot wall. He does not wish to be that close to a commercial zone. He is in favor of the new development but has concerns for how the commercial development will impact his home.

Commissioner Mendenhall closed the public hearing at 6:27 p.m.

Brandon Snyder clarified that the current City standard is a six-foot masonry wall and that is what is being proposed and there was a brief discussion on the zoning designations of R-O Residential Office and C-2 General Commercial.

Commissioner Mendenhall asked if the resident would approach the podium again to speak a little more about their concerns.

Chandler Godfrey stated they understand that growth is happening all around them and they understand why the business owners would request this change, but he asked the City to look at this from their perspective and how the growth impacts them as homeowners. He is not opposing the proposal but he just asked that the City follow the current standard. He stated that there is another property owner that could not be present that feels the same.

Discussion ensued regarding the distance between the property to the north to the proposed commercial development and it was stated that it is roughly 50 feet.

Commissioner Earnest **moved** to recommend the approval of the L&S Commercial to the City Council subject to compliance with the regulations as they currently are along the north boundary without an exception for the setback, yet allowing for the variance on the east side as purposed and having their plans be consistent with the plans as presented as substantial conformance with the plans as presented. Also, subject to staff's findings and conditions otherwise.

Fellow Commissioners feel this is too complicated and Commissioner Earnest felt strongly that if there is a property owner that is against a request to change the current City standards as it would directly impact his property, that they as the City, should take the property owners rights and feelings into consideration. He feels this proposal is very contingent upon the neighboring properties not taking issue with the proposed request. He does not feel there is a hardship nor real need for this variance to take place outside of the personal request to make the change citywide. He is in favor of the development and the proposed future use, and feels that if the property was currently zoned commercial, or anything other than it currently is, he would be more in favor of this variance.

There was further discussion on the amount of parking that will be left if this variance is not approved and it was stated that the development meets parking requirements but the variance would allow additional parking. It was stated there are other ways

this site can gain additional parking as well as the site can always be redesigned to meet the setback requirements.

The motion died due to lack of a second.

Commissioner Warnick does not feel that five feet will make a difference or impact the neighboring property. She respects the property owner's rights and feelings on the matter but feels that five feet is not a big enough distance to change the impact.

Commissioner Carroll and Mendenhall both agreed with this statement.

Commissioner Carroll **moved** to recommend the approval of the L&S Commercial to the City Council based on the following findings and conditions:

Findings:

1. That with modifications and improvements the proposal will conform to the intent of the Development Enhancement Overlay.

Conditions:

1. That the applicant meets the City's Development and Construction standards, zoning requirements, and other applicable City ordinances.
2. That the applicant addresses any red-lines.
3. That the applicant applies for and obtains Site Plan approval.
4. That the site be limited to those uses that are permitted in the C-2 zoning district.
5. With substantial compliance with the building elevations as proposed.

Commissioner Warnick **seconded** and the motion **passed** with four Commissioners in favor.

Commissioner Earnest was opposed.

PRELIMINARY PLAT & ZONE CHANGE (Public Hearing)

RIVER RUN TOWNHOMES EXPANDED

Brandon Snyder gave a brief location of the proposal and stated the applicants are looking to expand the existing River Run Townhomes. He presented the changes that are being proposed and the proposed density and stated the density fits within the General Plan. He stated there was an earlier discussion regarding the parking concern and stated this has been suggested to be approved. He then presented the design of the townhomes and discussed the amenities that will be featured. He feels there is room for some improvement on the designs. He stated there are remaining redlines that are being worked through and he stated the applicants have resubmitted plans for staff review. He discussed the fencing options and stated it was discussed earlier in the DRC meeting that there would be three-foot wrought iron fencing.

Discussion ensued on the design of the ends of the buildings and improvements that could be made and the configuration of the parking and whether there will be enough parking spaces.

Matt Loveland rose to speak briefly about the proposal and some of the changes that include the right of way, parking, and amenities.

Commissioner Mendenhall opened the public hearing at 7:08 p.m.

Resident Diane Garcia rose to speak on the proposal. She is the property owner of the farm that is located down the road from the development. She urges the Commissioners to keep the big horse trailers and big rigs to keep in mind. She then spoke about the drainage. She then asked about keeping the street lights down on the building as she has light bugs on her property and the light pollution is harmful to them.

Resident Jackie Larson rose to speak to the Commissioners. She asked what the plan is for the river bottoms road. She asked who owns the ditch. She asked what the plans are for the connection. She then asked if there cannot be basements in this development, then how can there be a swimming pool? And she inquired on the cost of the units and are they affordable.

Commissioner Mendenhall closed the public hearing at 7:13 p.m.

Commissioner Mendenhall spoke to the concerns from resident Diane Garcia.

Matt Loveland stated this property was sold to the City.

There was discussion regarding the road and whether larger trucks will be driving on it and it was mentioned there is a ditch located in the area and that Spanish Fork City is the owner of Mill Race Canal and maintains it. Further discussion ensued about the flow of water and where it ends up.

Matt Loveland stated they have done extensive GEO studies and there will not be any groundwater.

There was a discussion on affordable housing. It was stated these units will be priced at somewhere between \$290k to \$320k for the condo units and the low \$400k's for the townhome units.

Matt Loveland discussed the end units further and stated there

Commissioner Warnick thanked the applicant for redesigning the units from the barrack style units.

Commissioner Warnick **moved** to approve the Preliminary Plat and recommend the approval of the River Run Townhomes Expanded to the City Council based on the following findings and conditions.

Findings:

1. That the proposal conforms to the City's General Plan Designation.

Conditions:

1. That the applicant meets the City's Development and Construction standards, zoning requirements, and other applicable City ordinances.
2. That the applicant addresses any red-lines.
3. That the applicant add detail to the design of the ends of the buildings.

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

TITLE 15 (Public Hearing)

Title 15 Amendments Entertainment Uses

Mary Martin gave a brief presentation on the amendment being proposed by the applicant, she stated the City has made some modification to the proposed language based on research and the recommendation of the Development Review Committee.

The applicants approached the podium to speak on the proposal. They stated they attended the DRC meeting earlier in the morning and felt that the parking requirements caught them off guard. They feel that the parking being proposed is more aggressive than what they feel is necessary since they are in the light industrial zone and not the commercial zone. They feel that what is being proposed is not in line with their busier times.

Dave Anderson wanted to elaborate upon what the applicant stated, and he stated that Spanish Fork City does not have a use like this currently and feels that the request for 1 space per every 250 square feet of building space and does not feel that this requirement is going to be a big deal as the building that this will be in has very complimentary operating hours.

Commissioner Warnick asked if the parking requirement for the industrial zone can be changed to 1 space for every 300 square feet and Commissioner Earnest agreed with this suggestion as an exception for the industrial zone and Dave Anderson stated this is something that the City could do.

Mike Robinson and Sam Gustafson approached the podium to speak on the proposal as they are the owners of the building the applicants will be renting.

Commissioner Mendenhall opened the public hearing at 7:55 p.m.

There was no public comment.

Commissioner Mendenhall closed the public hearing at 7:55 p.m.

Commissioner Earnest moved to recommend to approve the Title 15 Amendments Entertainment Uses to the City Council Subject to the change that:

The City requires 1 parking stall to every 300 square feet specifically in the Industrial Zone due to the complimentary uses at different peak hours and not changing the

parking requirements of the C-2 General Commercial, S-C Shopping Center and C-D Commercial Downtown zones from s parking stall to every 250 square feet.

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

CONCEPT REVIEW

U-HAUL CONCEPT

Brandon Snyder invited the applicant to the podium to speak on the proposal. He reminded the Commissioners that this is a concept application and what the applicant is seeking is conceptual feedback.

The applicant Brad Ling was present to represent the proposal. He spoke briefly on the business model and passed out the design concepts of the building. He stated all buildings are indoor and stated there is no outdoor storage. He stated the units are all climate controlled. He described the typical consumers that patronize the business and stated most of the storage is residents storing holiday decor.

Commissioner Warnick asked if the units have any storage for commercial items and it was stated no not at this facility.

Brad Ling stated there are several locations and they have a location in St. George that will be breaking ground soon and this facility features storage for ATV's. He stated there is a location in Tooele as well that will be breaking ground soon.

Commissioner Warnick asked if these locations offer U-Haul truck rentals and it was stated that yes there will be truck rentals offered.

Commissioner Earnest asked if the other locations are close to residential zones and if so, how do the residents feel about living so close. He ponders how this use and a

residential zone would work as he is not in favor of putting this use so close to residential.

There was discussion on the existing home that is located on the parcel and it was stated that the home is not currently for sale. It was stated this use is not currently allowed in this area.

Dave Anderson stated since this is not a permitted use and suggested that this use could be added to the code as an indoor storage facility.

Commissioner Warnick stated that she would be more in favor if the design were not so bold, that way it would fit more aesthetically with a residential zone. She then stated that she wants this business in the City. She feels that a location along highway 6 might be a better location. She thinks the aesthetic could be better.

Commissioner Clayson expressed concern on the location as well. He understands that locations are hard to find.

Commissioner Earnest asked how many acres the applicant would need and he stated that the design needs at least five acres and that they are not looking at industrial properties and stated they really prefer commercial property for their product.

Jackie Larson asked if the City does not want this product for the area, then what product would the City want to see for the area?

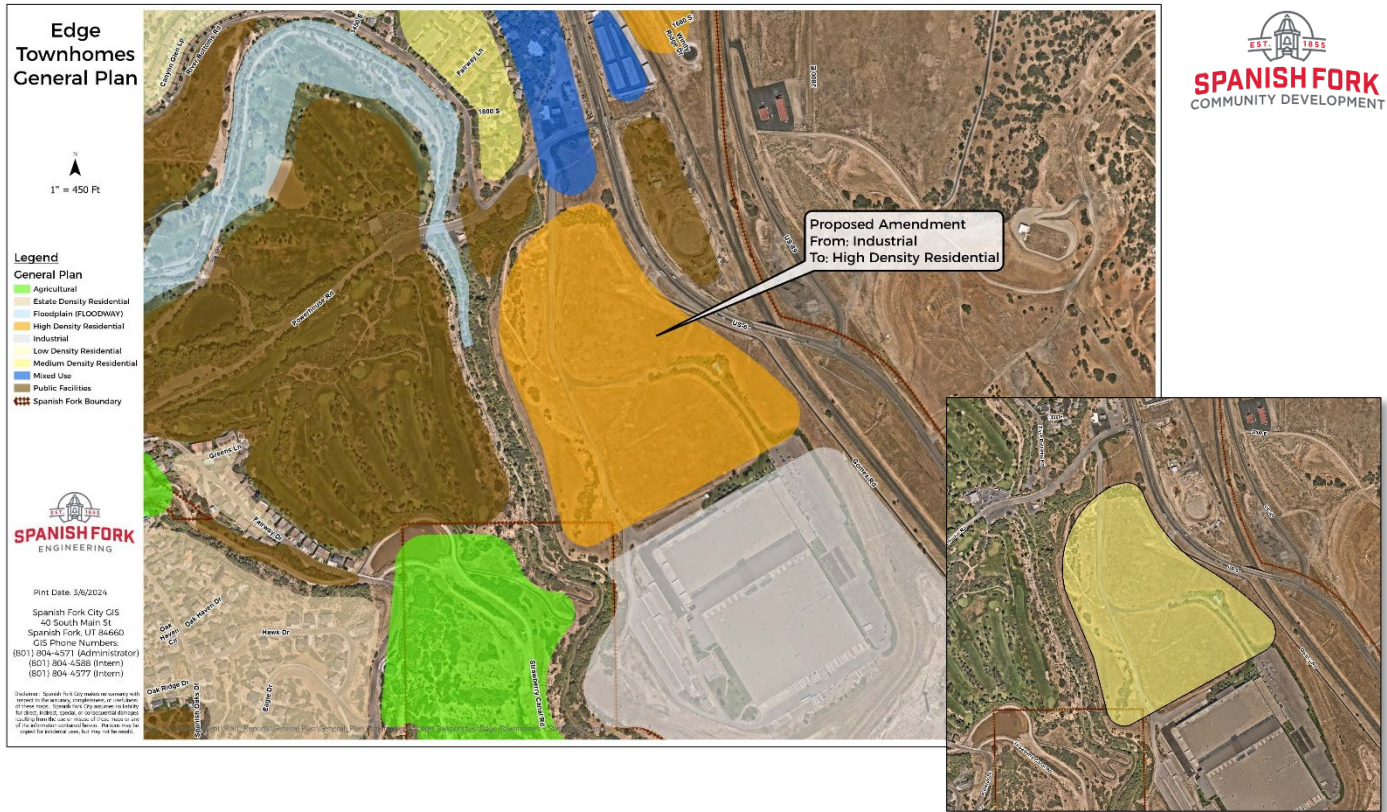
Commissioner Warnick agreed, she pondered if not this applicant, then who?

Commissioner Mendenhall expressed interest in what the thoughts would be from the City Council.

Commissioner Warnick moved to adjourn the meeting at 8:50 p.m.

Adopted:

Kasey Woodard
Community Development
Division Secretary



Edge Townhomes General Plan Amendment Approval Request

April 9, 2024, Planning Commission meeting.

Located at approximately 4000 East Powerhouse Road, including 21.23 acres.

The subject property is currently zoned I-1. The General Plan designation is currently Industrial.

The applicant has requested that a General Plan Amendment to change the land use designation of the property from Industrial to High Density Residential be approved for the development of a master planned development including a mix of townhomes, stacked flats, and single-family lots.

Key Issues

1. General Plan.
2. Zoning.
3. Density.
4. Expansion of Industrial Use.
5. Access.
6. Trails.

Recommendation

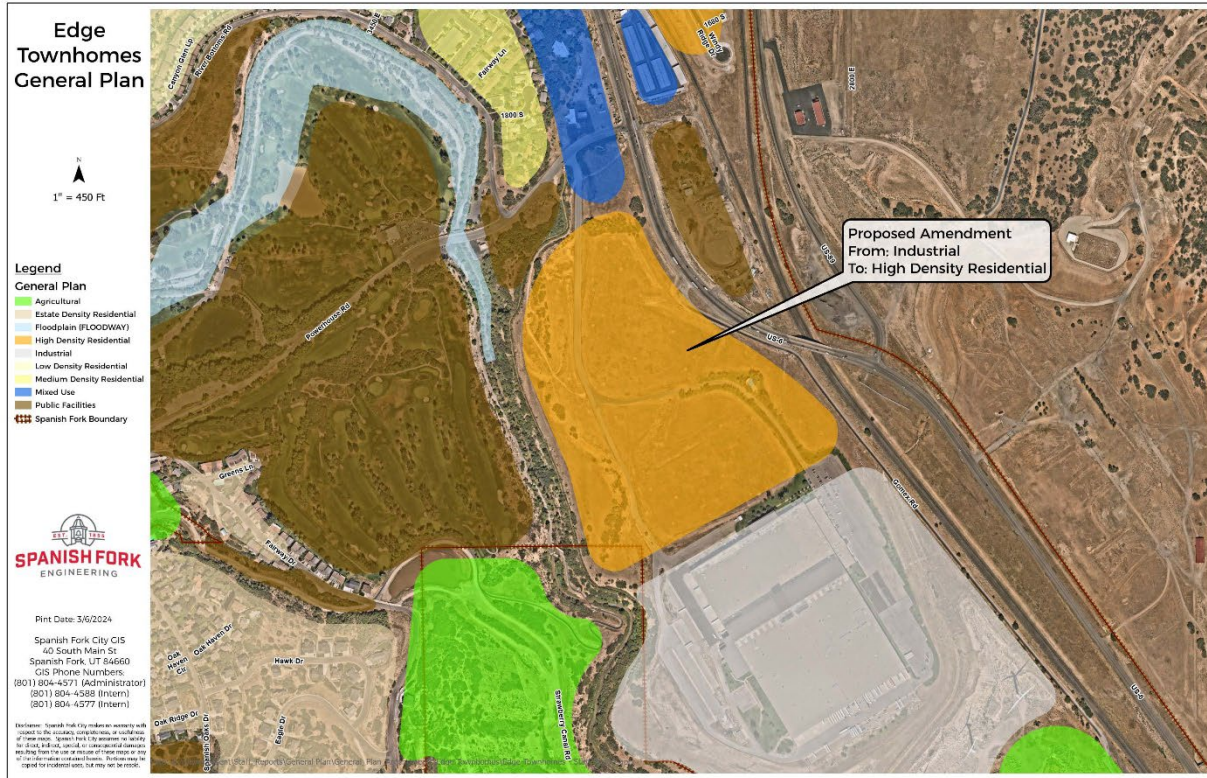
That the proposed General Plan Amendment be recommended for approval based on the following findings.

Finding

1. That the proposal helps to provide a range of housing types within the City.
2. That the proposal provides a transition of density between the Golf Course and US-6.
3. That the proposed designation would be a more compatible use with the Golf Course than industrial uses.
4. That the proposed designation may become a more compatible use with the existing industrial use with appropriate buffering design.
5. That the proposed designation may become more justified with enhanced access to the site.

Exhibits

1. General Plan Amendment.
2. Concept Proposal.





WHISPERING
PINES
MIXED-USE DEVELOPMENT

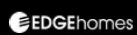
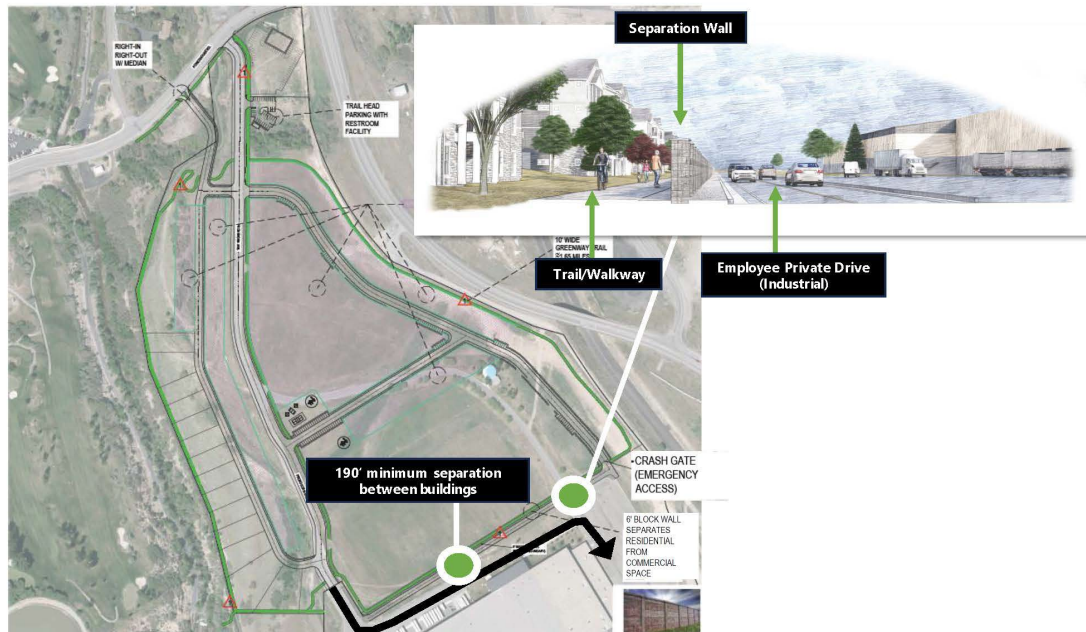
135 ACRE MIXED-USE DEVELOPMENT
3650 E POWERHOUSE RD | SPANISH FORK, UT

DESIGN STRATEGIES

- **Separation of Uses**
 - Use distance, landscape buffering, and fencing to create a physical and sensory separation between industrial and residential uses.
 - Utilize meaningful trails and parks to enhance the sensory separation between uses and encourage non-vehicular travel to city park infrastructure.
- **Diversity of Housing Options**
 - Create a stable neighborhood with demographic diversification
 - Respond to the needs of an underserved population
 - Retirees, ADA, firefighters, teachers...
- **Amenities**
 - All units have attached garages
 - Clubhouse
 - Pool, fitness center, playground and pickleball courts
 - 1.8 miles of on-site trails, connection to the Dripping Rock trail via the south pedestrian footbridge and new Powerhouse road trail



SEPARATION OF USES



SEPARATION OF USES

TRAIL TYPOLOGIES

Multi-Use Paved Paths

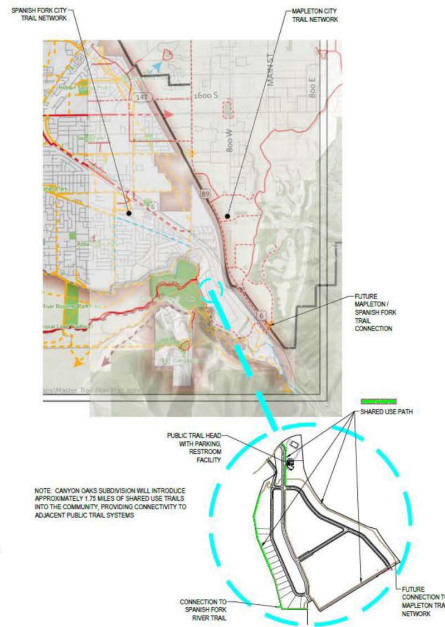
A network of multi-use paved paths throughout Mapleton is envisioned to provide on-street and off-street connectivity throughout the City. The system of paved paths also serves as a "jumping off point" to the natural surface trail system on the east side of the City. These are wider hard surface paths that can be surfaced with materials such as asphalt, concrete, or chip seal. These paths provide all-weather access for non-motorized trail users, such as runners, cyclists, equestrians, and dog walkers. Trails will be 8-12 feet wide to allow two-way circulation.

"I love the plan to connect the paved trail in Mapleton to the Spanish Fork paved trail system for long bike rides with no traffic!"

—Mapleton Resident



TRAIL SYSTEM RECOMMENDATIONS | 45



SEPARATION OF USES



SEPARATION OF USES



EDGEhomes

VESTA
REALTY PARTNERS

WISPERING PINES | 19

MIX OF VARIOUS PRODUCT TYPES

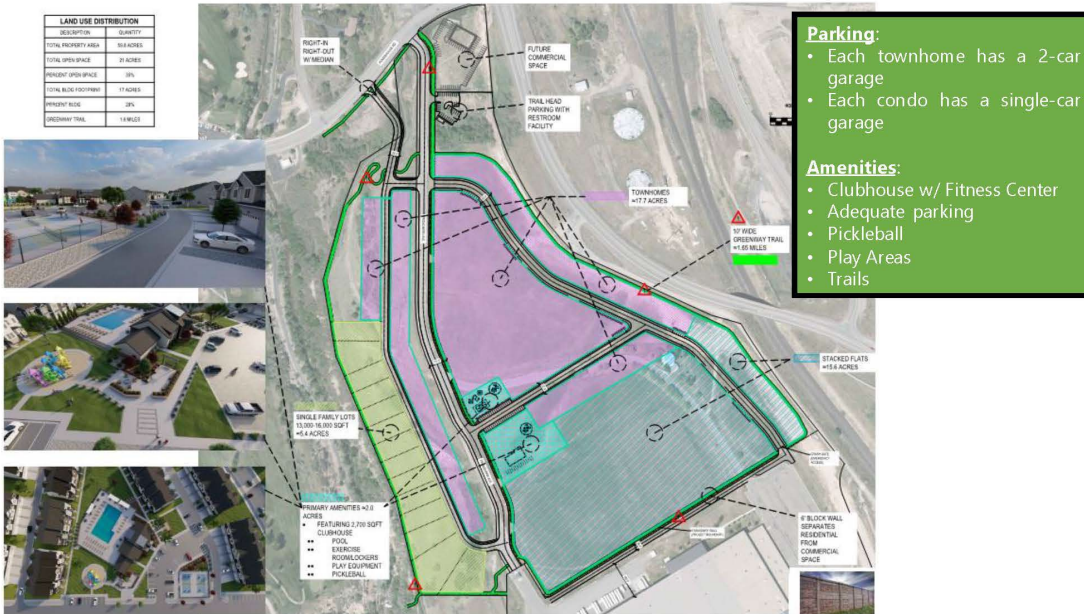


EDGEhomes

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REALTY PARTNERS

WISPERING PINES | 20

AMENITIES



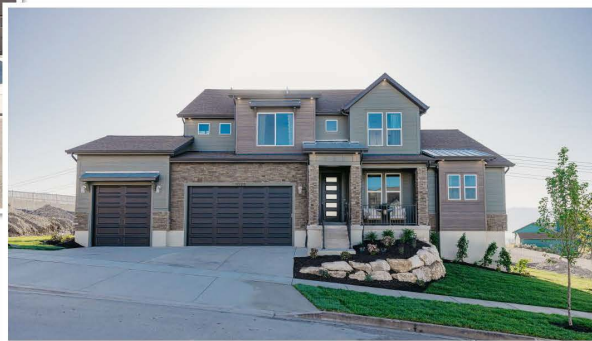
PRODUCT OVERVIEW – SINGLE FAMILY HOMES



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PRODUCT OVERVIEW – SINGLE FAMILY HOMES

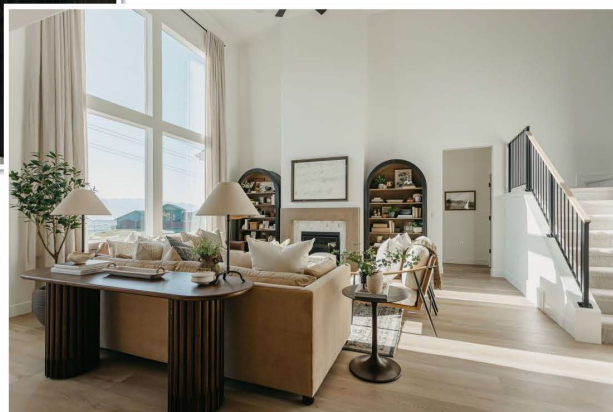
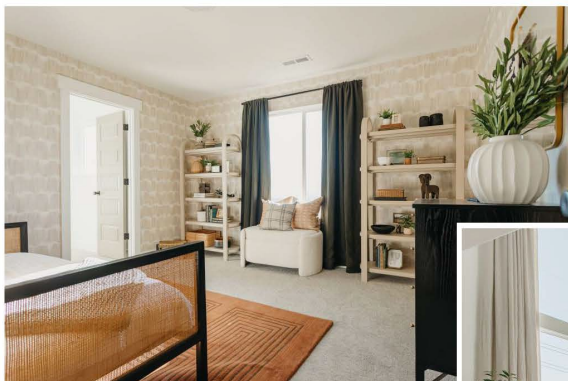


EDGEhomes

VESTA
REALTY PARTNERS

W-HISPERING PINES | 25

PRODUCT OVERVIEW – SINGLE FAMILY HOMES



EDGEhomes

VESTA
REALTY PARTNERS

W-HISPERING PINES | 26

PRODUCT OVERVIEW – SINGLE FAMILY HOMES



PRODUCT OVERVIEW – TOWNHOMES



PRODUCT OVERVIEW – TOWNHOMES



EDGEhomes

VESTA
REALTY PARTNERS

W-15 PINE | 29

PRODUCT OVERVIEW – TOWNHOMES

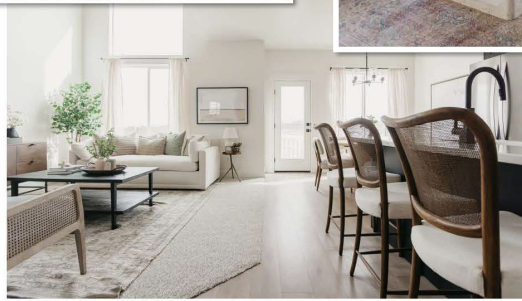


EDGEhomes

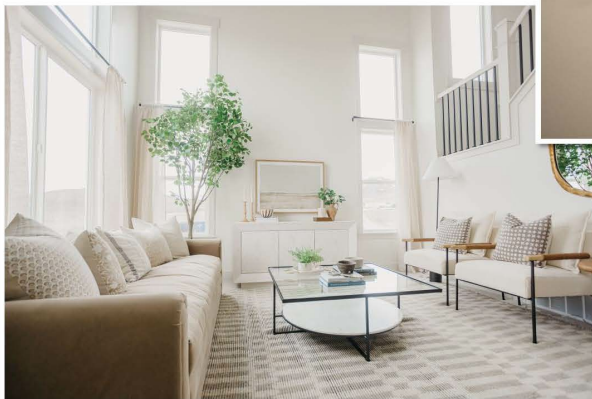
VESTA
REALTY PARTNERS

W-15 PINE | 30

PRODUCT OVERVIEW – TOWNHOMES



PRODUCT OVERVIEW – TOWNHOMES



PRODUCT OVERVIEW – STACKED FLATS

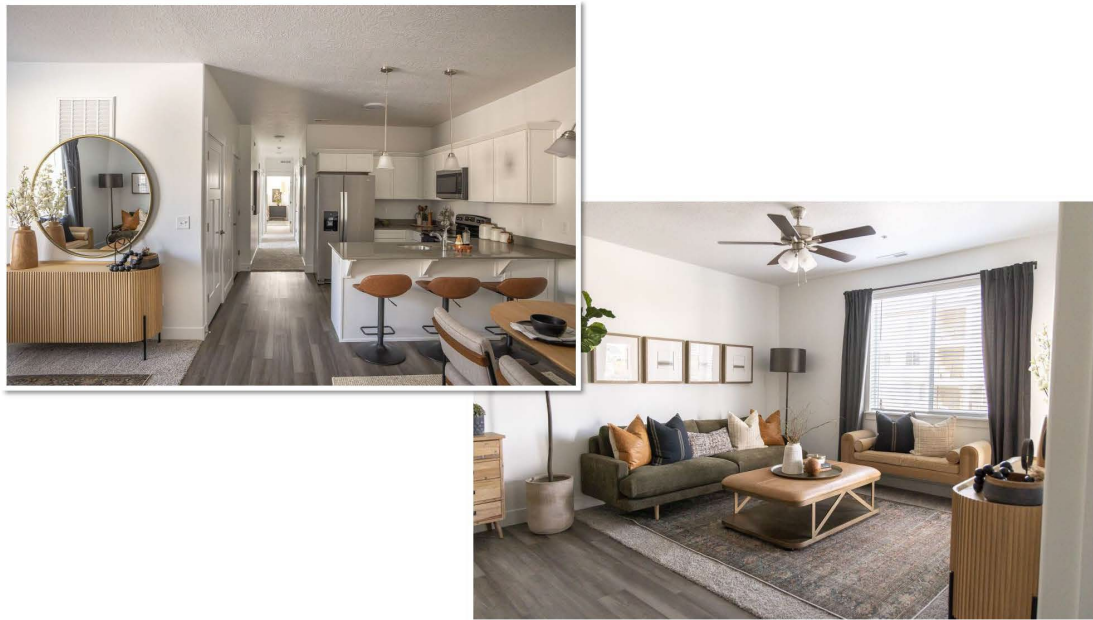


EDGEhomes

VESTA
REALTY PARTNERS

WISPERING PINES | 33

PRODUCT OVERVIEW – STACKED FLATS



EDGEhomes

VESTA
REALTY PARTNERS

WISPERING PINES | 34

PRODUCT OVERVIEW – STACKED FLATS



HIGHLIGHTS – VIEW FROM GOLF COURSE



HIGHLIGHTS – VIEW LOOKING WEST



HIGHLIGHTS – PEDESTRIAN-SAFE BYWAY



