



Wednesday, October 30, 2024
Development Review Committee

DEVELOPMENT REVIEW COMMITTEE AGENDA

PUBLIC NOTICE is hereby given that the Development Review Committee of Spanish Fork, Utah, will hold a regular meeting at the City Council Chambers at Library Hall, 80 South Main Street, Second Floor, Spanish Fork, Utah, commencing at 10:00 a.m. This meeting is not available to attend virtually.

1. Approval of Minutes

A. October 23, 2024

2. Zone Change

A. GOODWIN ACRES ZONE CHANGE. This proposal involves changing the current zoning from R-1-15 to R-1-15 with the Master Planned Development Overlay for a property located at 2976 East 100 South.

3. Preliminary Plat

A. GOODWIN ACRES PLAT A. This proposal involves the approval of a Preliminary Plat for a master planned development to allow for the development of 14 single family lots to be located at 2976 East 100 South.

4. Concept Review

A. SPANISH FORK PHARMACY REZONE CONCEPT.

5. Adjourn

Draft Minutes
Spanish Fork City Development Review Committee
80 South Main Street
Spanish Fork, Utah
October 23, 2024

Staff Members Present: **Cory Pierce**, Public Works Director; **Seth Perrins**, City Manager; **Dave Anderson**, Community Development Director; **Brandon Snyder**, Senior Planner; **David Mann**, Senior Planner; **Kasey Woodard**, Community Development Secretary; **Vaughn Pickell**, City Attorney; **Joshua Nielsen**, Assistant City Attorney; **John Little**, Chief Building Official; **Byron Haslam**, Senior Engineer; **Marcie Clark**, Engineering Department Secretary; **Jered Johnson**, Engineering Division Manager; **Zach Hendrickson**, Outside Plant Manager; **Kevin Taylor**, Senior Power Utility Planner; **Jake Theurer**, Power and Light Superintendent; **Bart Morrill**, Parks Maintenance Supervisor; **Jason Turner**, Fire Marshall.

Citizens Present: Steve Cuillard, Nick Last, Sid Paskett, Jonathan Biesinger, Matthew Green, Landon Lundell, Scott Folsom, AJ DelPivo, Michelle Rowe.

Cory Pierce called the meeting to order at 10:00 a.m.

MINUTES

October 9, 2024

Jake Theurer **moved** to approve the minutes of October 9, 2024.

Seth Perrins **seconded** and the motion **passed** all in favor.

ANNEXATIONS

920 WEST ANNEXATION

Brandon Snyder stated this proposal is to be accepted for further study. He stated that staff is looking at the Rural Residential zoning designation. He stated there is a gap on 920 West that is still owned by the County.

The applicant was not present and it was stated they need to be aware of the sewer concerns. There was brief discussion regarding the property development to the south and the lift station

that will be needed. It was stated that future property will need to be discussed with a potential development agreement.

There was further discussion regarding the gap in the boundary line on 920 West.

Vaughn Pickell does not feel that the gap would create any issues and Seth Perrins agrees with this but both feel that further discussion needs to take place regarding the expansion of the application to include additional property owners if they are interested in annexing into the City at this time.

Dave Anderson thanked staff for their input and stated that he is comfortable recommending this proposal to the City Council for further study.

Dave Anderson **moved** to recommend Acceptance of the proposed Annexation based on the following findings and subject to the following conditions:

Findings:

1. That the subject property is located within the City's Annexation Policy Boundary and Growth Management Boundary.
2. That the City's General Plan Land Use Designation for the annexation area is predominantly Medium Density Residential.
3. That the R-R zone should be utilized at the time of annexation.
4. That utility and street dedications should be further discussed and addressed with the annexation.

Jake Theurer **seconded** and the motion **passed** all in favor.

PRELIMINARY PLAT

NIELSEN PROPERTY INDUSTRIAL SUBDIVISION

Brandon Snyder stated this is a request for a single lot that will include road dedication and easements. He stated there are concerns with the height restrictions and wonders if this has a set height limitation.

Cory Pierce stated that Christian Davis will address this height restriction concern.

It was stated that the Planning Commission is the Land Use Authority on this Preliminary Plat.

Dave Anderson **moved** to recommend the approval of the proposed Nielsen Property Industrial Subdivision Preliminary Plat to the Planning Commission based on the following finding and subject to the following conditions:

Finding:

1. That the proposal conforms to the City's Zoning Map.

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.

Vaughn Pickell **seconded** and the motion **passed** all in favor.

Dave Anderson stated that Christian Davis is the airport manager and asked Brandon Snyder to touch base with him regarding the height restriction concerns.

FINAL PLAT

EL DORADO PLAT A

Brandon Snyder gave a brief explanation of the proposal and there was a question on previous discussions held regarding the placement of the trail.

Bart Morrill feels that this is not the time to approve the location of the trail.

Matthew Green stated they are aware of this and are comfortable with the direction provided.

Dave Anderson **moved** to approve the proposed El Dorado Plat A Final Plat based on the following finding and subject to the following conditions:

Finding:

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

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. The easement adjacent to the rail road tracks be modified to accommodate a trail and the needed width.

John Little **seconded** and the motion **passed** all in favor.

FINAL PLAT

MEADOW CREEK RIDGE PHASE 9

Brandon Snyder stated this item and the next item are related plats. He provided a brief explanation of the proposal and touched on some of the remaining concerns regarding addressing the wetlands and the remaining redlines from Byron Haslam in Engineering.

Cory Pierce does not feel there will be an issue with completing the Spanish Fork Parkway phasing.

There was discussion regarding stubbing the utilities to the subdivision but it was discussed that the units will remain unoccupied. Further discussion took place regarding the wetlands. The applicant was not able to be present for today's meeting but Dave Anderson stated that he had a conversation with the applicant this morning prior to the meeting and he is comfortable with moving forward.

Further discussion ensued regarding the trail to be located at Spanish Fork Parkway and traffic calming measures that will be necessary for the area to connect into the subdivision. It was asked whether there is any remaining garbage, trash or debris on the property and it was stated that there is likely none remaining. It was stated that if the applicant is to find any trash or debris, per City ordinance, the applicant is required to remove it before any development can take place on the site. Discussion continued regarding the flow of the storm drain and the connection of utilities to the development.

It was decided that curb and gutter would be the best option. It was also stated that staff is comfortable with the plans as they are shown with the future placement of the utilities. The applicants were directed to go through the Preliminary Plat and Final Plat for the final two lots when they resolve the concerns with the wetlands.

Dave Anderson **moved** to approve the proposed Meadow Creek Ridge Phase 9 Final Plat based on the following finding and subject to the following conditions:

Finding:

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

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. The utilities will be stubbed to the two potential lots on the south-west corner of the plat.

Vaughn Pickell **seconded** and the motion **passed** all in favor.

FINAL PLAT

MEADOW CREEK RIDGE PHASE 10

No additional conversation was needed.

Vaughn Pickell **moved** to approve the proposed Meadow Creek Ridge Phase 10 Final Plat based on the following finding and subject to the following conditions:

Finding:

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

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 stubbed road to the north that is adjacent to lots 1016 and 1017, be modified to add a curb rather than berm and riprap so that all storm water is contained within the Spanish Fork system.

Seth Perrins **seconded** and the motion **passed** all in favor.

RE-FINAL PLAT

ESCALANTE TOWNHOMES RE-APPROVAL (2024)

Brandon Snyder provided a brief description of the reapproval proposal.

Seth Perrins asked if this is the right use of the area and Dave Anderson said he feels this is the right use for the area. He does not feel that this is the right type of use for the area and he

mentioned that this has been pushed uphill for 20 years and he feels that lower density may be a better fit.

Steve Cuillard stated they took possession of the property 4 years ago and stated they have not been able to move forward with development until now.

Seth Perrins stated this is just his personal opinion, but stated that if the applicant is ready to move forward that is great.

It was stated that the proposed use meets the current zoning requirements and a potential Zone Change was discussed for the area as well if there is no development within the next couple years.

Vaughn Pickell **moved** to approve the proposed Escalante Townhomes Re-Approval (2024) Final Plat based on the following finding and subject to the following conditions:

Finding:

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

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

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

SITE PLAN

WW CLYDE SITE PLAN (STOCKMAN FLATS COMMERCIAL SUBDIVISION)

Brandon Snyder stated this is part of the Stockman Flats annexation. He stated the applicant is looking to develop 25 acres, and stated the applicant has revised the plans to present an 8-foot masonry wall instead of the proposed 6-foot masonry wall. Brandon provided the setbacks and landscaping details that were presented. He stated there are no concerns with the placement but that if the applicant wishes to pursue an 8-foot fence that will require a Building Permit.

Dave Anderson clarified that until the plat is recorded there is to be no preconstruction meetings or Building Permits issued.

Jonathan Biesinger was present and stated they are wishing to move forward with the 8-foot fence option. He stated they are wishing to present this to the City Council.

John Little stated they will need to submit a Building Permit for the 8-foot fence as everything that has been submitted was for the 6-foot fencing option.

Dave Anderson stated this can happen at the November 5th Council meeting. There was discussion regarding the placement of the powerlines. It was stated that when the mylar is being signed that the easements will need to be shown on the mylar.

Dave Anderson **moved** to approve the proposed WW Clyde Site Plan based on the following finding and subject to the following conditions:

Finding:

1. That the proposal conforms to the City's Zoning Map

Conditions:

1. That the applicant meets the City's Development and Construction Standards, zoning requirements and applicable City ordinances.
2. That the applicant addresses any red-lines.

Vaughn Pickell **seconded** and the motion **passed** all in favor.

TITLE 15 AMENDMENTS

I-1 INDOOR PICKLEBALL COURTS

Dave Anderson stated the request is very straightforward. He stated the developer has a national franchise that would like to put 12 pickleball courts on the site and he stated there is concern with the parking requirements. He recommended creating a separate use from the Indoor Recreational Facility use, so that it is more specific to the use. He stated that the use would be allowed in the I-1 Light Industrial zone. He feels that the only main concern is the required parking. He recommends requiring 3 spaces per court, but states that it could depend on the proposed number of courts. He is surprised that the applicant was not present to speak to the proposal.

There was discussion regarding the parking requirement and how this proposal differs from similar uses already allowed within the industrial zones and why this use differs and would require an applicant to go through a Conditional Use. Further discussion ensued regarding indoor pickleball and outdoor pickleball courts and Dave Anderson feels that further discussion will be needed to determine the way this will be defined in the City Code. It was stated that the

applicants have proposed indoor courts only at this time. There was discussion regarding the number of courts to be allowed within a zoning area and if there should be a limit.

Seth Perrins is not in favor of a Conditional Use Permit as he feels it comes with concerns.

Dave Anderson appreciates the staff's input and conversation and discusses the quota for indoor recreational activities.

Seth Perrins expressed concern about allowing too many indoor recreational facilities in one area. He suggested allowing the use within commercial zones as well as the industrial zoned areas.

It was decided that additional discussions need to take place regarding the limitation on what uses will be allowed in specific areas. It was also stated that there needs to be additional language to address a quota related to the limitations on how many recreational courts would be allowed.

Dave Anderson **moved** to recommend the approval of the proposed Title 15 Amendments to City Council subject to staff looking into the prospect of utilizing a quota or other system to ensure that recreational facility types are not ultimately able to use more space in the Industrial 1 zone than is needed to avoid unnecessary proliferation of like facilities located within the Industrial 1 zone.

Vaughn Pickell **seconded** and the motion **passed** all in favor.

C-2 LANDSCAPE YARDS

Dave Anderson thanked the applicants for being present. He stated he has had discussions with the property owner regarding the Ace Rental location. He invited the applicant up to speak to their proposal.

Nick Last presented a slide deck that illustrated the type of use that they are proposing. He stated they are a construction rental and retail business and wish to provide a one stop shop for developers and allow them to not only rental equipment and purchase building materials at the same business. He presented slides that illustrated the outdoor bays that will contain the materials to be sold. He stated that he wants to do this the right way and propose a text amendment rather than just do it. It was stated that this property is adjacent to a residential zone and a buffering wall would be required and Nick agrees that this would be built. There was discussion regarding noise concerns and fugitive dust. It was stated that this property is currently zoned Commercial.

Dave Anderson stated that this use would not be a good fit with every commercial property but stated this is a unique property and he would like to find a solution as a text amendment would apply to all commercial properties.

There was discussion on how the City can involve the residents on the impact this change would create and how a solution can be produced. It was stated that the staff will need to hold additional meetings to discuss this proposal.

Dave Anderson stated that this will likely be ready to go to the Planning Commission and City Council in December as staff will not be as ready as needed by the November meetings. Direction was given to the applicants to not move forward with any type of development until the City Council makes its final decision.

Dave Anderson **moved** to Continue of the proposed Title 15 Amendments to City Council as discussed.

Vaughn Pickell **seconded** and the motion **passed** all in favor.

AIRPORT IMPACT OVERLAY

Christian Davis presented the proposed changes that would take effect January 1 2025 to be in accordance with Utah State code 72-10-403 Airport Zoning Regulations. He stated that this will update the City's Airport Impact Overlay.

There was discussion regarding the city's current airport overlay regulations and state height restrictions surrounding the airport. Spanish Fork City is currently in compliance with airspace regulations and staff discussed the airspace levels of flight as aircrafts approach or depart the runway area and the building restrictions in these areas. Further discussion ensued regarding the notification of property owners in the event of any development surrounding the airport overlay zone and it was stated that notification will vary depending on the way the City will structure the process regarding airport development.

Christian Davis stated that he is not aware of any current processes in place for this but he is happy to work with staff to put a process in place. It was suggested that staff put together educational slides to explain state and federal airspace regulations.

It was stated that any municipality that is within an airport influence area must adopt its own regulations to comply with the FAA regulations. It was stated that the Spanish Fork City Airport plans to build a tower since the airport is having so much growth. Further discussion ensued regarding building and development height restriction within the airport influence area, aircraft runway space and the use of abrogation easements.

Christian Davis stated that the airport is not currently planning on extending the aircraft runways within the next 20 years or ever. He stated that due to this decision, aviation easements will not be a concern.

Jered Johnson stated that they will need the GIS Division to update the mapping to reflect these changes to the levels of flight within the airspace.

It was stated these changes will not impact the power line application process. It was stated that the City's Legal Department will work with Christian on these proposed changes.

Vaughn Pickell **moved** to Continue the proposed Title 15 Amendments to City Council as discussed.

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

Dave Anderson moved to adjourn the meeting at 12:10 p.m.

Adopted:

Kasey Woodard
Community Development Division
Secretary



Goodwin Acres Plat A
Zone Change
2976 East 100 South
8.57 acres
R-1-15 Zone and Master Planned
Development Overlay proposed
Estate Density General Plan
Designation



PROPOSAL

The applicant has requested that a Zone Change to R-1-15 with the Master Planned Development Overlay Zone be approved. The subject property is located directly south of the Maple Park Estates subdivision and is .4 miles east of Maple Mountain High School. The Maple Park Estates development was approved as a Master Planned Development in the R-1-12 Zone.

To date, with the exception of Quiet Valley, residential developments south of 100 South and east of Spanish Fork Parkway have all been zoned R-1-15. The R-1-15 Zone allows for the most density in the General Plan's Estate Density Residential Designation.

Spanish Fork City is prepared to provide municipal services to the property, provided that the necessary improvements are completed when the property is developed.

RECOMMENDATION

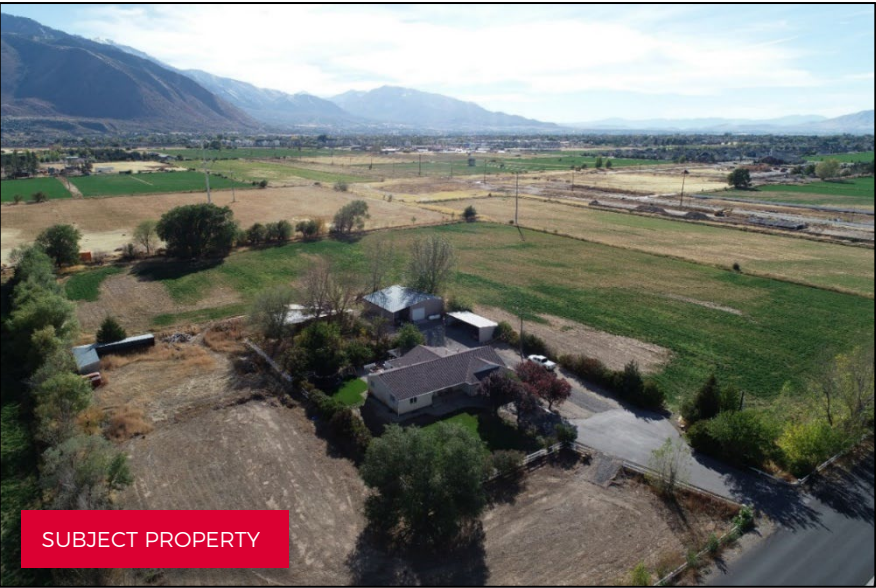
That the proposed Zone Change be recommended for approval based on the following findings:

Findings

1. That the proposal is consistent with the General Plan's Estate Density Residential Land Use Map Designation.
2. That the proposal follows the pattern set for previous Zone Change approvals east of Spanish Fork Parkway and South of 100 South.
3. That the accompanying proposed Goodwin Acres Plat A Master Planned Development conforms to the City's provisions for Master Planned Developments.
4. That Spanish Fork City is prepared to provide services that the proposed Zone Change and accompanying Goodwin Acres Plat A Master Planned Development would require.

EXHIBITS

1. Letter of Support.





Spanish Fork City Development Review Committee

RE: Application for Rezone
Parcel ID: 27-032-0010

Dear Spanish Fork DRC,

As a representative of the applicants, please accept this application seeking consideration for the property located at 2976 E 100 S, Spanish Fork (Parcel ID: 27-032-0010) with the current zoning of R-1-15, to be rezoned under the Master Planned Development Overlay District.

The proposed rezone is to support the creation of lots that are more compatible with the area, and one another. This rezone is linked to an existing Preliminary Plat application to support the creation of 14 new lots for the above referenced parcel of land.

Attached to the application is a boundary description and a map exhibit of the property.

Our team is happy to answer any questions should you need to reach out to us about the proposal.

Many thanks,

P. O'Brien

October 30, 2024



Goodwin Acres Plat A
Preliminary Plat for a Master
Planned Development
2976 East 100 South
8.57 acres
R-1-15 Zone
Estate Density General Plan
Designation



PROPOSAL

The applicant has requested that a Preliminary Plat be approved to create 14 single-family lots in the R-1-15 Zone. In order to achieve this, a Zone Change to R-1-15 with the Master Planned Development Overlay is required.

Surrounding housing matches very closely to what this subdivision proposal offers, further creating a cohesive single-family product in this part of Spanish Fork. This subdivision sits just south of the Maple Park Estates subdivision which contains 92 single-family lots across 35 acres in the R-1-12 zone. Directly to the west of Maple Park Estates is Canyon Vista Estates which contains 83 lots across 31 acres and is also in the R-1-12 zone. To the west of this proposal is Park Estates, containing 36 lots over 17 acres in the R-1-15 zone.

To accommodate potential future development on adjacent properties, this subdivision would provide connecting streets to the east and the south. This means that any potential future development will have a high degree of street connectivity with this proposal.

Some of the key issues to consider are: modified setbacks, a landscape plan for the 100 South right-of-way, and required easements.

RECOMMENDATION

That the proposed Preliminary Plat be recommended for approval based on the following finding and subject to the following conditions:

Finding

1. That the proposal is consistent with the City's General Plan Land Use Map Designation.

Conditions

1. That the applicant meets the City's Development & Construction standards, zoning requirements, and other applicable City ordinances.
2. That the City Council approves a zone change from R-1-15 to R-1-15 with Master Planned Development Overlay.
3. That the applicant addresses any red-lines.

EXHIBITS

1. Letter of Support.
2. Proposed Preliminary Plat.



Spanish Fork City Development Review Committee

RE: Application for Rezone
Parcel ID: 27-032-0010

Dear Spanish Fork DRC,

As a representative of the applicants, please accept this application seeking consideration for the property located at 2976 E 100 S, Spanish Fork (Parcel ID: 27-032-0010) with the current zoning of R-1-15, to be rezoned under the Master Planned Development Overlay District.

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Attached to the application is a boundary description and a map exhibit of the property.

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Many thanks,

P. O'Brien

October 30, 2024



