



Wednesday, November 6, 2024
Planning Commission

Planning Commission Agenda

PUBLIC NOTICE is hereby given that the Planning Commission of Spanish Fork, Utah, will hold a meeting in the City Council Chambers at Library Hall, on the second floor, 80 South Main Street, Spanish Fork, Utah, with a work session commencing at 5:15 p.m., and the Planning Commission Meeting commencing at 6:00 p.m. on November 6, 2024.

Planning Commissioners

Todd Mitchell
John Mendenhall
Shauna Warnick
Joseph Earnest
Michelle Carroll
Michael Clayson

SPANISH FORK CITY does not discriminate on the basis of race, color, national origin, sex, religion, age or disability in the employment or the provision of services. The public is invited to participate in all Spanish Fork City Planning Commission Meetings located at the City Council Chambers at Library Hall, 80 South Main Street, Spanish Fork. If you need special accommodation to participate in the meeting, please contact the Community Development Office at 801-804-4580.

1. 5:15pm WORK SESSION - No formal actions are taken in a work session.

2. 6:00 Agenda Items

3. Minutes

A. October 2, 2024.

4. Conditional Use Permit (Public Hearing)

A. AT&T AT HUNTER'S CROSSING (2024). This proposal involves modifying a previously approved Conditional Use Permit for a cell tower located at 2025 East Canyon Road.

5. Zone Change (Public Hearing)

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.

6. Preliminary Plat. (Public Hearing)

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.

7. Preliminary Plat

A. NIELSEN PROPERTY INDUSTRIAL SUBDIVISION. This proposal involves the approval of a Preliminary Plat that would allow for the development of an industrial subdivision to be located at approximately 1150 West 3800 North.

8. Title 15 Amendments (Public Hearing)

A. I-1 INDOOR PICKLEBALL COURTS. This proposal involves a request to amend the city's code to allow indoor pickleball courts as a permitted use in the I-1 Light Industrial zone.

9. Adjourn

Draft Minutes
Spanish Fork City Planning Commission
80 South Main Street
Spanish Fork, Utah
October 2, 2024

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

Staff Members Present: **Dave Anderson**, Community Development Director; **Brandon Snyder**, Senior Planner; **David Mann**, Senior Planner; **Ian Bunker**, Associate Planner; **Byron Haslam**, Senior Engineer; **Vaughn Pickell**, City Attorney; **Joshua Nielsen**, Assistant City Attorney; **Kasey Woodard**, Community Development Secretary.

Citizens Present: Brent Smith, Debbie Smith, Kristy Smith, Jordan Smith, Taylor Smith, Bryce Taylor, Troy Tischner, Bryce Hardy, Kevin Pritchett, Mike Ulrich, Owen Young, Rebecca Eckhoff, Ladd Timpson, Yang Yang, Trevor Barlow, Dale Murphy, Nate Heaps, Matt Brown, Sam Gustaffson, Mike Robinson, Jason Rasmussen, Jackie Larson, Ben Seastrand

WORK SESSION

Chairman Mitchell called the meeting to order at 6:00 p.m.

PRELIMINARY ACTIVITIES

Pledge of Allegiance

Commissioner Earnest led the pledge.

MINUTES

August 7, 2024

Commissioner Mendenhall **moved** to approve the minutes from August 7, 2024.

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

ANNEXATION (Public Hearing)

WEST MEADOWS AT SPANISH FORK

Dave Anderson approached the podium and stated this property is within the annexation boundary and that the property owners are requesting Rural Residential Zoning. He presented a few remaining items that need to be addressed including the utilities and sewer services. He stated that the R-R zoning designation is a placeholder until the property is developed in the future and stated that City staff are very comfortable with the proposal. He provided a presentation to the commissioners to illustrate the proposed area. He stated these slides encompass some of the expansion of Mount Loafer Parkway.

Commissioner Earnest asked if all the property owners are in favor of the annexation and proposed zoning and it was stated that yes, they are.

Kevin Pritchett approached the podium and stated they would like to take the annexation to I-15 but states that Rex Larson will not participate in the annexation at this time.

Commissioner Mendenhall asked how many property owners are involved in the annexation and it was stated there are 3 property owners.

Chairman Mitchell opened the public hearing at 6:12 p.m.

There was no public comment.

Chairman Mitchell closed the public hearing at 6:12 p.m.

Commissioner Earnest **moved** to recommend the approval of the West Meadows at Spanish Fork Annexation 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 and Growth Management Boundary.
2. That the Rural Residential zoning is appropriate as a placeholder until development occurs.

Conditions:

1. That the applicant change the name on the plat and the boundary to include the State Route 164 right-of way.
2. That the petitioners enter into an annexation agreement and address the need to secure right-of-way for the future continuation of Mount Loafer Parkway.
3. That the applicant secure Utah County's approval of the annexation configuration before the proposal is presented to the City Council.

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

CONDITIONAL USE PERMIT (Public Hearing)

KIDSTOPIA PLAYGROUND

Dave Anderson approached the podium to speak briefly about the proposal that involves allowing an indoor playground in an industrial building. He stated the applicants will be occupying the southern portion of the building and stated not much has changed from the concept that was presented. He discussed the parking plan for the business and discussed the indoor floor plan. He feels that this space works great for the use, but he stated there are some concerns for patron crossing and traffic and he discussed the conditions of approval that had been discussed with the applicants, which includes ground marking and signage to indicate where pedestrian crossings will be located. He then discussed the parking need for uses like this and stated that currently there is ample parking for the business. He briefly discussed the hours of operation. He stated that the Community Development Department is recommending approval to the Planning Commission and City Council.

Commissioner Mitchell asked about the number of parking stalls and it was stated there are 70 parking stalls assigned to the Raven Building where the Kidstopia business will be operating.

Dave Anderson stated that the City Code would require 58 parking stalls. He stated that this building is not fully occupied and the current uses of the building are utilizing about 15 spaces.

Sam Gustaffson and Yang Yang approached the podium and Commissioner Mitchell addressed his concerns regarding patrons crossing through the parking lot. There was discussion of having a parking lot attendant to direct traffic.

Yang Yang stated that she is the owner of Kidstopia and stated they have 3 other locations very similar to what they are proposing in Spanish Fork. She stated that their busiest time is typically in the winter as kids are on winter break.

There was a brief discussion regarding the parking and the other businesses that are occupying the remaining portion of the building. It was stated the Bluffdale location is about 9,000 square feet, while the Syracuse location occupies about 12,000 square feet. All locations are located within industrial spaces.

Commissioner Earnest asked the property owner Sam Gustaffson if he is aware of the memorandum located within the conditions of approval and if these are conditions that he is willing to comply with and it was stated that he is aware of the conditions and is willing to comply with them as these conditions for the recordation of the easement was discussed with the Development Review Committee.

There was additional discussion regarding the applicant having a parking lot attendant and it being a requirement of the lease. Commissioner Mitchell is in favor of this as he is concerned for the patron's safety when crossing the parking lot. It was questioned if this is enforceable as leases can change tenant from tenant. It was stated that the conditional use is for the property, not the business. It was stated that while it is a great idea, it may be tricky to ultimately enforce.

Chairman Mitchell opened the public hearing at 6:38 p.m.

There was no public comment.

Chairman Mitchell closed the public hearing at 6:38 p.m.

Commissioner Carroll **moved** to approve the Kidstopia Playground based on the following findings and conditions.

Findings:

1. That the proposal conforms to the City's General Plan Designation and Zoning Map.
2. That adequate parking exists in the development to accommodate the proposed use.
3. That with the proposed improvements, the site will safely accommodate patrons of the use.

Conditions:

1. That the applicant meets the City's Development and Construction standards, zoning requirements, and other applicable City ordinances.
2. That the applicant adhere to the conditions provided in the September 25 memorandum.

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

DENALI CONCRETE

Dave Anderson stated this item will run with the next item on the agenda. He stated the next item is a Zone Change, so it will require City Council approval. He stated that the Community Development Department is recommending approval of the Conditional Use Permit and recommending approval to the City Council for the Zone Change. He provided a brief description of the property and why the applicants are requesting a Conditional Use Permit to allow for concrete producing and mixing at the location. He stated the property is currently zoned I-1 Light Industrial and they are seeking to change the zoning to I-2 Medium Industrial to allow for their business use.

Commissioner Warnick asked how much noise will be produced by the business operation. She was concerned for the noise impact that this type of use will have on the neighboring properties. She understands that the area is used industrially but wonders how much noise the area is used to.

Troy Tischner approached the podium and stated the noise level produced is very minimal as it mainly is generated by trucks coming and leaving the property.

It was stated there is to be no rock crushing at this location and it was stated they have a dust suppression system in place as Mountain Country Foods will not allow any dust to be generated by the site. It was stated that there are currently three employees for the site, but it was stated that with future growth, it is unsure how

many employees will be on site at any one time. It was stated that with each employee, there will likely be additional truck usage. It was estimated that it can be between 5-8 employees.

Commissioner Earnest asked if the applicants are sure there are no residents located at the farm property and Troy stated that he is unsure if any of the structures are being used residentially. He believes that the property is being used as farmland.

Brandon Snyder and Commissioner Earnest looked into the properties on the county records and they are classified as residential vacant.

Chairman Mitchell opened the public hearing at 7:00 p.m.

There was no public comment.

Chairman Mitchell closed the public hearing at 7:00 p.m.

Commissioner Clayson **moved** to approve the Denali Concrete Conditional Use Permit based on the following findings and 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 and Construction standards, zoning requirements, and other applicable City ordinances.
2. That the City Council approves a Zone Change from I-1 to I-2.
3. Applicant abides by additional conditions listed in the attached memo.

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

ZONE CHANGE (Public Hearing)

DENALI CONCRETE ZONE CHANGE

There was no additional discussion.

Chairman Mitchell opened the public hearing at 7:02 p.m.

There was no public comment.

Chairman Mitchell closed the public hearing at 7:02 p.m.

Commissioner Mendenhall **moved** to recommend the approval of the Denali Concrete Zone Change to the City Council based on the following finding.

Finding:

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

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

HARDY ZONE CHANGE

David Mann approached the podium to speak briefly on the Zone Change proposal and stated the applicant is requesting an R-3 zoning with the Infill Overlay to allow for the development of a four-plex building. He stated that there are currently two residential structures on the property with the plan to demo the house on the south side and replace it with a garage that would be used by the existing residence. He stated the applicant has submitted a Site Plan with landscaping plans and stated this was recommended for approval from the Development Review Committee. He stated there was discussion held with the Development Review Committee regarding ownership of the units and eventually being a for sale product in the future. He emphasized that there is a desire to preserve the neighborhood character with this design and feels that with the preservation of the red brick home that this will preserve that feel with the street view.

Commissioner Mitchell discussed the intent of the Infill Overlay and that the City would like for properties that will be utilizing this overlay, to promote ownership but it was stated that this is not a requirement or a condition of approval, but it is something the City prefers.

Trevor Barlow and Bryce Hardy approached the podium to speak about their request and stated they will try to match the character of the neighborhood but stated they would not be able to match the aged red brick. They provided landscaping plans for the property.

Commissioner Mitchell stated that he is in favor of the design and looks as it matches what is currently in place. Commissioner Warnick agreed and feels this look will marry what is already there.

Commissioner Carroll asked how many parking stalls are included in this plan and asked if each unit has a garage and it was stated that yes, each unit will have a single car garage and there will be 16 parking spaces total including the garages.

Chairman Mitchell opened the public hearing at 7:16 p.m.

There was no public comment.

Chairman Mitchell closed the public hearing at 7:16 p.m.

Commissioners Warnick and Mendenhall thanked the applicant for all the work they have done to ensure that the property matches the existing neighborhood.

Commissioner Warnick **moved** to recommend the approval of the Hardy Zone Change to the City Council based on the following findings and conditions.

Findings:

1. That the proposal is consistent with the City's General Plan Land Use Map Designation.
2. That with modifications the proposal can meet the intent of the Infill Overlay Zone.

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 and red-lines.

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

ZIONS LANDING ZONE CHANGE

Ian Bunker approached the podium to present the item and stated the current zoning is Agricultural and it is being proposed to change to R-1-6 to accommodate eight single-family lots. He stated this would be a standard subdivision and would not utilize the Master Planned Development Overlay. He stated this proposal meets the city's General Plan zoning designation. He stated that the existing structure on

the property would be removed in the development process. He stated that the DRC is recommending approval subject to the findings and conditions in the staff reports.

Commissioner Earnest asked if the City considered the potential that this would be the only property in the area that would be zoned R-1-6 as the other property in the area is R-1-9 and R-1-12. He stated the General Plan designation is Medium Density Residential, which would fit with the R-1-6 zoning, but he feels that the other portions of the Medium Density Residential of R-1-9 would be a better fit for the area.

It was stated this potential was discussed at the concept level and there was a discussion on whether it would be appropriate to place higher density along the corridors and that suggestion was not supported. The applicant was then referred to the range that accompanies the Medium Density Residential. It was stated that staff is in favor of this Zone Change.

Commissioner Earnest and Warnick further expressed their concerns with there being no other R-1-6 areas nearby. Commissioner Earnest stated that his initial reaction to this request would be a R-1-9 zoning designation with a Master Planned Development Overlay. Commissioner Warnick agreed with this opinion.

Nate Heaps approached the podium to speak to the reasoning behind the request for an R-1-6 zoning and he expressed that with a 9,000 square foot lot plan design that the lots did not lay out like a cohesive neighborhood and they felt that the 6,000 square foot lots felt like the best use of the area. He also addressed the turnaround concerns they encountered with the larger lot design.

Commissioner Warnick expressed interest in hearing from the neighboring land owners.

Dave Anderson thanked the Planning Commission for their comments and feels they are asking the right questions and he wanted to provide more perspective from the staff and he feels there are a few different options that are at their disposal. He goes over the conversation that has taken place tonight regarding the zoning designations R-1-9 and R-1-8.

Chairman Mitchell opened the public hearing at 7:45 p.m.

Resident Jordan Smith approached the podium and expressed concern with the change in the layout. He feels it needs to be zoned with larger lots as there are already issues with parking. He feels that smaller lots will bring additional parking

concerns and feels that the design is too cramped. He stated that he has no desire to develop or sell his property in the immediate future.

Resident Mike Ulrich approached the podium and is in favor of the development but feels there should be less lots. He agreed that the design is too cramped. He also stated that they are not planning to sell their property ever.

Chairman Mitchell closed the public hearing at 7:48 p.m.

Dave Anderson stated there are no concerns with R-1-8 or R-1-9 zoning as they are consistent with the General Plan, but questions if there are concerns with R-1-6 among staff? He stated the applicants were able to lay the design out that meets the requirements for a standard subdivision. He stated that staff tends to defer to the applicant's requests if there are no additional concerns.

Commissioner Carroll asked Byron Haslam if there are concerns with street parking in the subdivision and Byron stated that yes there are concerns with snow removal as the streets are laid out with the standard widths and if there are cars parked on the streets in a cul-de-sac, that that would impact the snow removal for the subdivision.

Commissioner Earnest stated that he is in favor of changing the zone to match the existing zoning for the area of the R-1-9. He does not feel that R-1-6 is consistent with the area.

There was discussion regarding the parking concern.

Commissioner Earnest **moved** to recommend **Denial** of the Zions Landing Zone Change to the City Council.

Commissioner Warnick **seconded** and the motion **passed** with 5 in favor, 1 opposed.

Commissioner Carroll opposed the motion as there is a housing shortage and she feels there is a need for affordable single-family homes for community members and she is a proponent for single-family homes that are affordable on smaller lots.

PRELIMINARY PLAT (Public Hearing)

ZIONS LANDING

Dave Anderson stated that the Planning Commission is the land use authority on standard subdivisions, and without the zoning designation in place the Planning Commission could not approve a Preliminary Plat.

Commissioner Earnest pointed out that the Planning Commission would not have been able to approve the Preliminary Plat application in the first place, even if they had chosen to approve it because the zoning is not yet in place as the City Council is the approving body for Zone Changes.

Dave Anderson suggested continuing the application until after the City Council makes their final decision on the Zone Change request. Or the Planning Commission can deny the application and then the applicant would be required to start the application process over.

Commissioner Earnest is in favor of continuing the item as it is more beneficial to the applicant. Commissioner Warnick agrees with this.

Commissioner Warnick **moved** to Continue the Zions Landing Preliminary Plat.

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

Commissioner Mitchell stated this continuance is dependent on the motion of the City Council.

THE RIDGE AT SPANISH FORK AMENDED (2024)

Brandon Snyder spoke briefly about the proposal. He stated this is very straightforward. He provided a brief overview of the project and stated this is to reinstate the prior approvals so the applicant can continue the phases and that there are no changes or modification to the layout.

Matt Brown approached the podium and stated they are just trying to complete the remaining 24 townhomes.

Commissioner Warnick **moved** to approve The Ridge at Spanish Fork Amended (2024) based on the following findings and conditions.

Findings:

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.

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

EL DORADO PLAT A (WHEELER MACHINERY)

Brandon Snyder provided the location to the proposal and stated this is an industrial property. He stated the applicants want to subdivide and create two industrial lots. He stated the rear lot would have a shared access. He stated this is in preparation for the new Wheeler Machinery facility. He stated that staff is recommending approval.

Taylor Smith approached the podium to answer any questions the Commissioners may have.

Commissioner Warnick asked what the impact to the neighboring residents would be and it was stated that there is a landscape buffer and the nearest building is over 100 feet away.

Dave Anderson stated there will be some much-needed road improvements made to the area with this development.

Commissioner Mendenhall **moved** to approve the El Dorado Plat A (Wheeler Machinery) based on the following findings and conditions.

Findings:

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

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

SKY PARK PHASE 1

Brandon Snyder provided a brief overview of the proposal and stated that the applicant has provided an overall master plan for the development but it did not

make it into the staff reports for the Commissioners to review. He stated this is the first phase in the development and stated that this area is zoned industrial and that the applicant is proposing three lots. He stated there are expectations of the applicant meeting the conditions of the pre-existing annexation agreement. He stated that staff is recommending approval based on the findings and subject to the conditions outlined in the staff report. He stated these conditions were discussed at length with the applicant.

Ben Seastrand approached the podium and stated they have been working on this proposal for about two years. He stated they will continue to work with Hamilton Partners to complete this project. He thanked the City staff for all their help with this project. He stated that he is happy to answer any questions.

Commissioner Earnest **moved** to approve the Sky Park Phase 1 based on the following findings and conditions.

Findings:

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.
3. That a power substation site be identified prior to Final Plat approval.
4. That the applicant adjusts their cross section for what would be a public street at approximately 1400 North to meet the City's construction standards for everything between the curbs.
5. That the applicant works with the City's Engineering Department on the Final Plat to address the design of the intersections of 1400 North at 900 West and 1150 West.
6. That the applicant adheres to the provisions of the Oberg and Utah West Annexation Agreements.
7. That the improvements be complete prior to the issuance of a certificate of occupancy in the Sky Park or Hamilton Partners projects.

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

Before the next item is discussed, Commissioner Warnick took time to introduce the Youth City Council member that was in attendance this evening, Owen Young. Owen is the Youth Planning Commission Officer and he is in charge of attending City

meetings and bringing this information back to the Youth City Council and providing information on what is being developed in the city.

TITLE 15 (Public Hearing)

Title 15 Amendments Artificial Turf

Dave Anderson stated this amendment is to allow the use of artificial turf. He stated that historically the City has required live turf as part of the landscaping requirements. He stated that the City does not have an expert on staff regarding artificial turf, so he stated the Planning Department is still learning and they have consulted with a landscape architect. He stated that the Planning Department is recommending approval of this amendment. He feels that this is a good balance between what is being proposed and what has been allowed.

Commissioner Earnest asked if Dave Anderson has seen this specific material that is being proposed and it was questioned why the City does not use any material comparison as the language in this proposal is very specific.

Dave Anderson stated this is an option as this was discussed with the landscape architect he is working with. He stated the architect recommended this product or like-quality as it would be a higher quality product. He stated that he would like to touch base with a couple other consulting sources before the item goes to the City Council.

Commissioner Mitchell is in favor of this additional consulting as he has seen this type of product in both very bad astroturf like quality, and artificial turf that looks like real grass material.

There was discussion on the definition of artificial turf as outlined in the proposed text. It was stated that the City is looking for a higher quality product that requires professional installation. It was stated the concern is that a resident will see a property utilize the artificial turf option and go to Lowe's and select a very low quality astroturf product for their yard, without first reading the regulations regarding it.

Chairman Mitchell opened the public hearing at 8:33 p.m.

There was no public comment.

Chairman Mitchell closed the public hearing at 8:33 p.m.

Commissioner Clayson moved to recommend approval of the Title 15 Amendments to the City Council.

Commissioner Earnest seconded and the motion passed all in favor.

Title 15 Amendments Sewage Facilities

Byron Haslam approached the podium to present the two minor changes that pertain to septic tanks. He stated that this amendment is to allow a new ADU to have a septic system if it is larger than a $\frac{1}{3}$ of an acre.

Commissioner Warnick asked how many homes in Spanish Fork have septic systems and it was stated that it is not many.

Chairman Mitchell opened the public hearing at 8:37 p.m.

Resident Jason Rasmussen approached the podium and stated he is a resident that started this amendment process. He stated that he was working with the prior Public Works Director Chris Thompson and he stated that he is on 900 South and he requested the ADU, he is concerned about the 300-foot rule as this connection would be very expensive for him. He stated that he asked Chris to address this and is concerned that it was not addressed.

Jackie Larson approached the podium and stated that her family has a sewer main that runs alongside the parcel but the house is about a quarter mile away. She is requested that the 300-foot connection requirement be to the residence and not to the parcel.

Byron Haslam stated they are referring to item two and this is in line with state law requirements to connect to a sewer if you are within 300 feet. He stated this is not something the City actively enforces, but states that it is a requirement, and the City can charge a base rate if the line is in front of the parcel.

Commissioner Mendenhall stated that he can see the point of view of the resident and how it can be very expensive to connect if they are on a larger parcel. He feels there needs to be some latitude to this amendment for cases such as these.

Byron Haslam stated that he agrees with Commissioner Mendenhall and states this is why the City does not enforce this requirement. He stated that even if the City did

not have it in the City code, it would still be required by the state. So, the City is just following the state requirements.

Commissioner Earnest suggests Byron Haslam and Joshua Nielson look at the state code before this goes to City Council to see where there may be some area where the City might be able to accommodate these concerns.

It was stated that these property owners do not want to be compelled to connect as connection would be at their expense.

Chairman Mitchell closed the public hearing at 8:39 p.m.

Commissioner Earnest moved to recommend approval of the Title 15 Amendments to the City Council based on the following findings and conditions.

Findings:

1. That the boundary line agreement and grantor issue with Utah County be resolved.

Conditions:

1. That the boundary line agreement and grantor issue with Utah County be resolved.
2. The Planning Commission requests that City staff investigate the state law and whether there is room to accommodate local citizens' option to connect or not depending on distance that might be grievous of economic hardship to do.

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

Commissioner Mitchell expressed his distaste for the state requirement of property owners to connect. He does not like the notion of the City compelling property owners to connect and it being at their own cost. He would have preferred this to come back to the Planning Commission rather than recommending approval to the City Council on the condition that the language be reviewed. He hopes that staff pushes harder on this.

Chairman Mitchell moved to adjourn the meeting at 8:48 p.m.

Adopted:

Kasey Woodard
Community Development
Secretary



AT&T at Hunter's
Crossing
Conditional Use Permit
2505 E. Canyon Rd
P-F (Public Facilities) Zone
Public Facilities General Plan
Designation



PROPOSAL

The applicant has requested that a Conditional Use Permit be approved in order to allow for the construction of a new cell tower.

This cell tower will sit on a pad that already has existing towers and electrical infrastructure.

Some of the key issues to consider are: potential impacts, the site, the lease agreement, and power clearances.

RECOMMENDATION

That the proposed Conditional Use Permit be approved based on the following finding and subject to the following conditions:

Finding

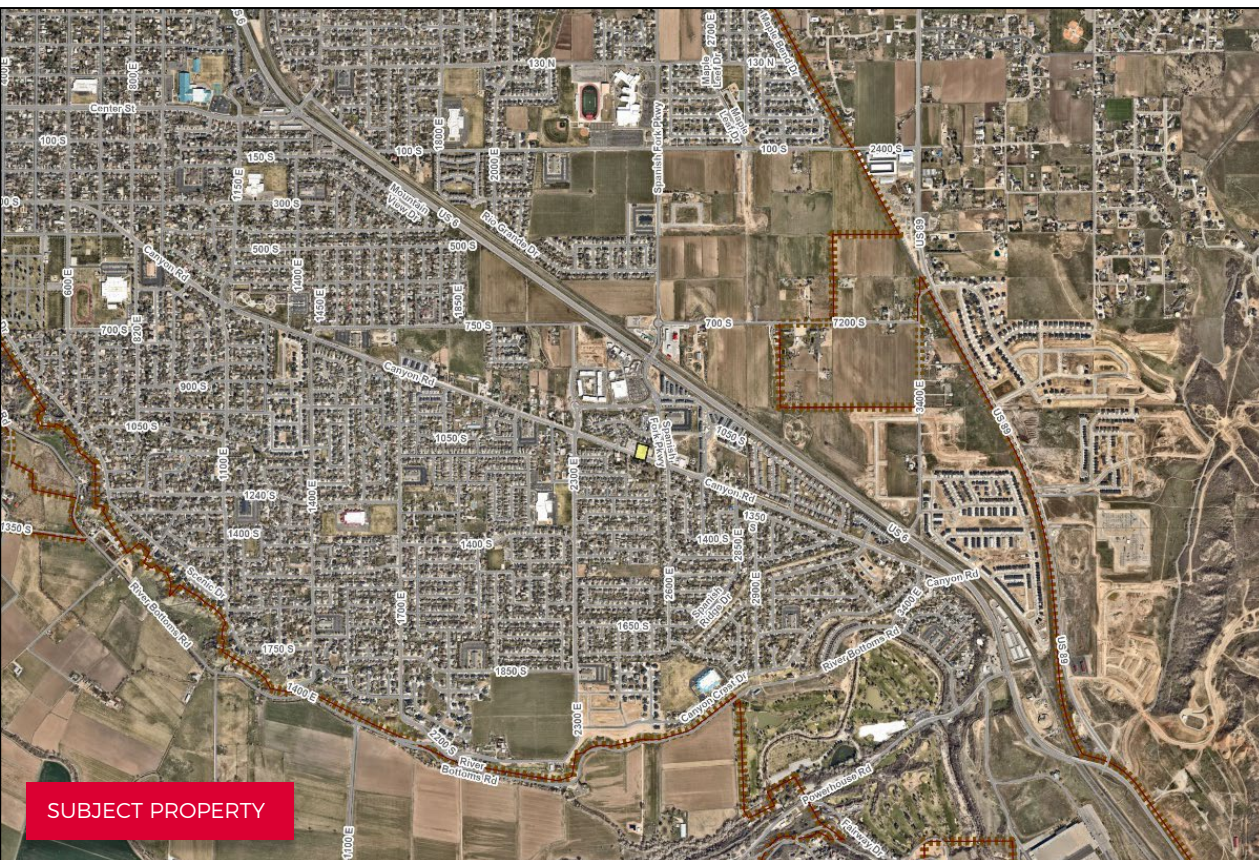
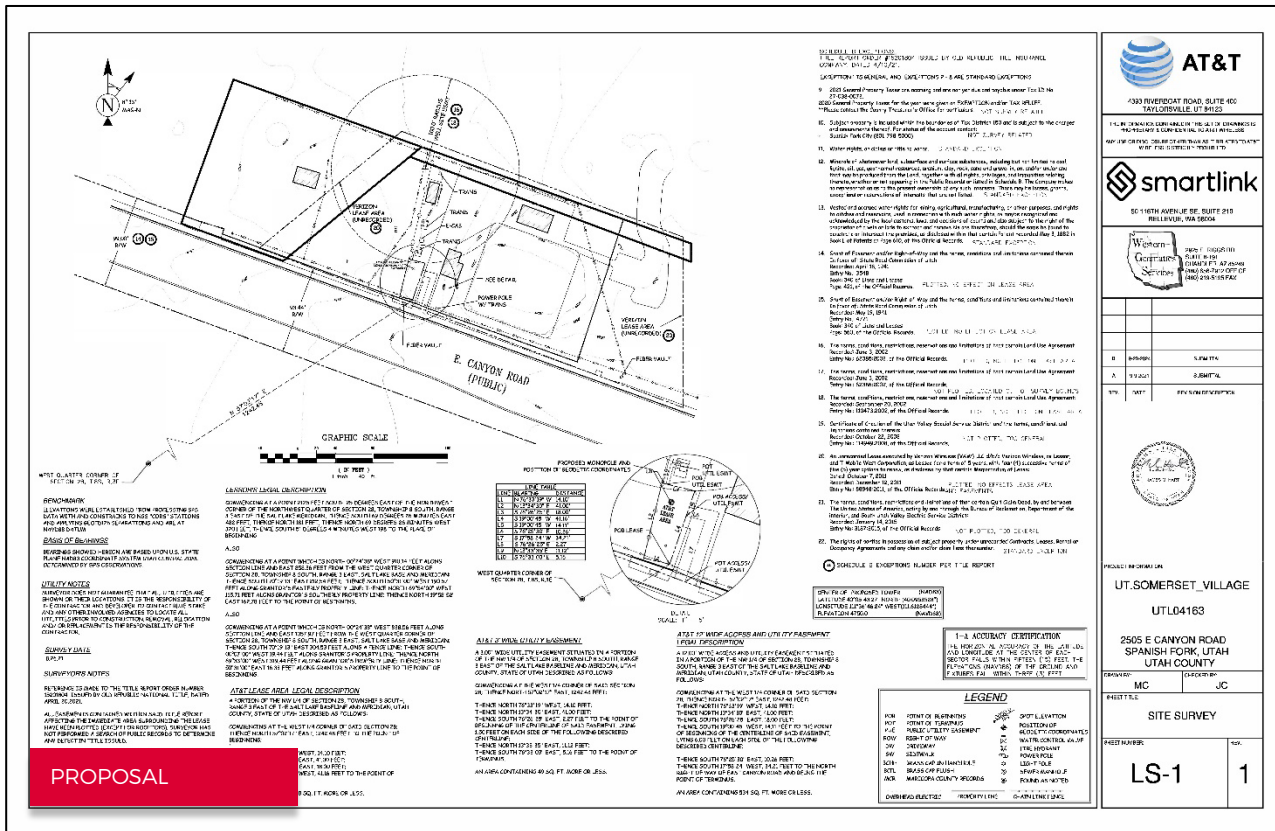
1. That the proposal is consistent with the City's General Plan Land Use Map Designation and Zoning Map.

Conditions

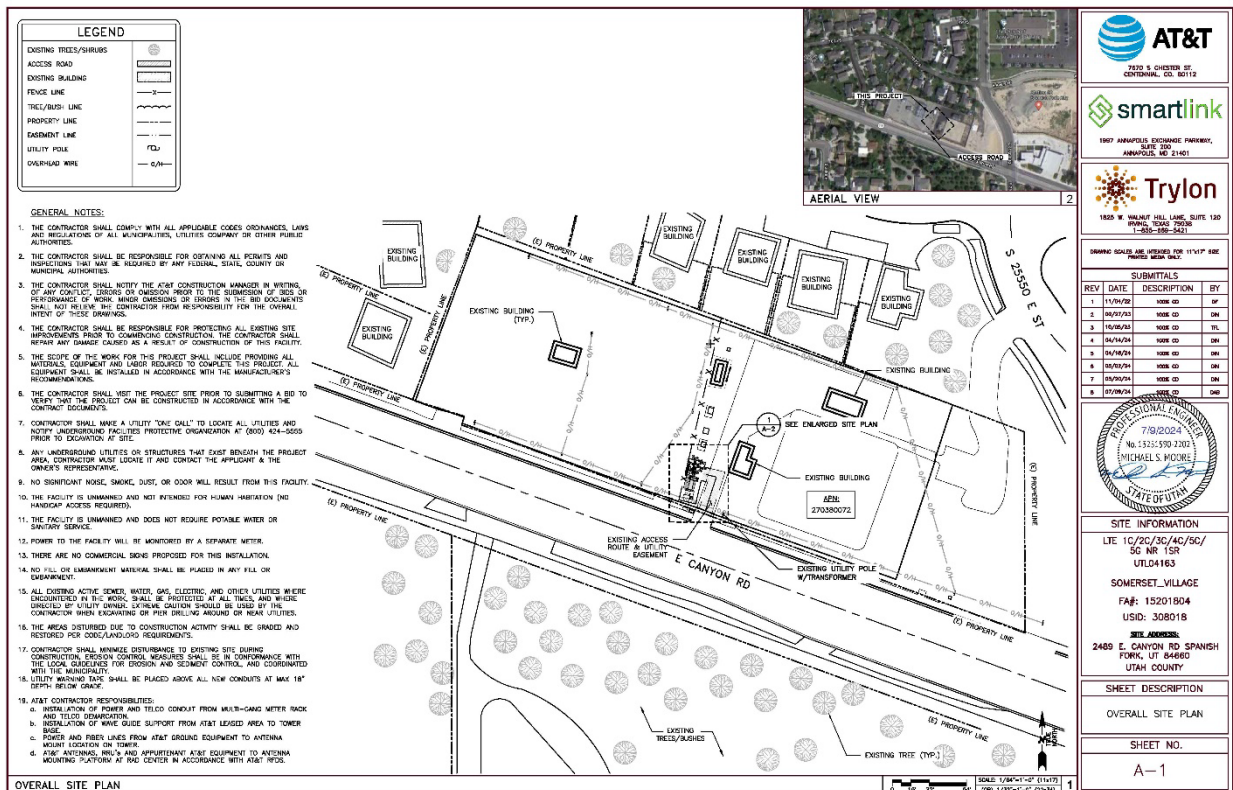
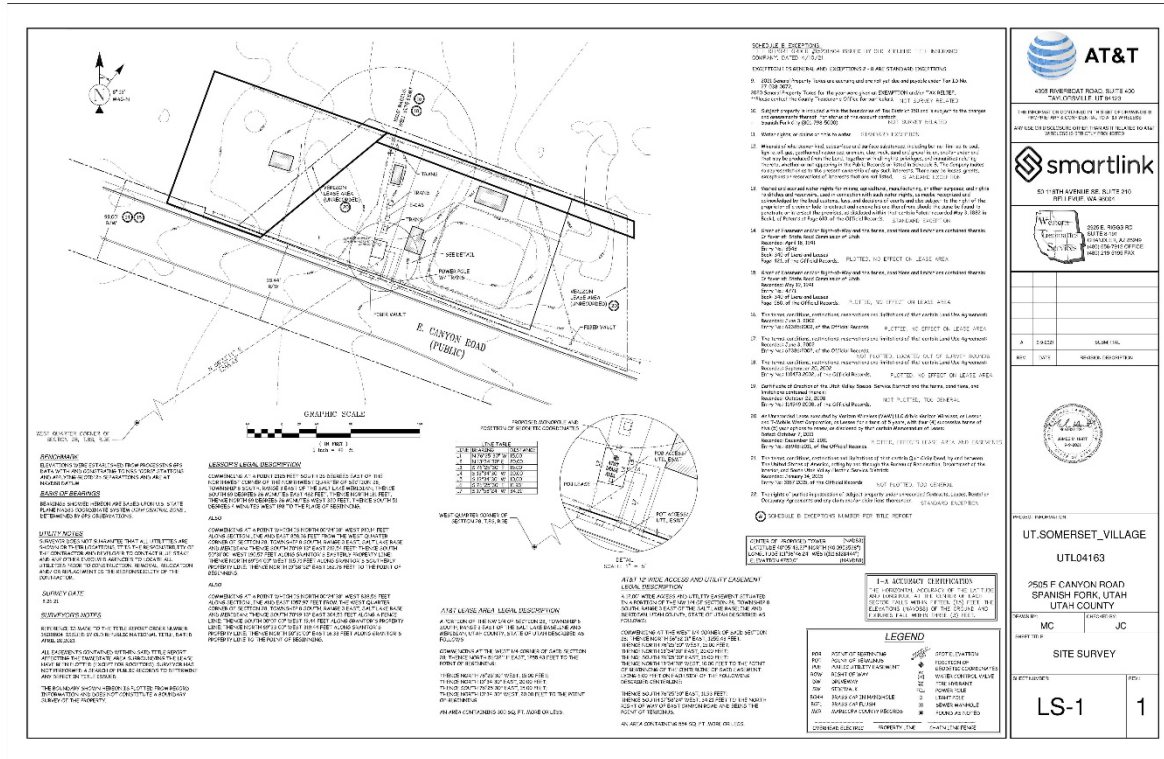
1. That the applicant meets the City's Development and Construction standards, zoning requirements, and other applicable City ordinances.
2. That the applicant addresses any red-lines.
3. That the applicant notify the Water and Power Departments a minimum of 48 hours prior to work commencing and coordinates installing necessary meters correctly.
4. That work hours be limited to 8 am to 6 pm.
5. Verification that there is a current lease agreement for the area.

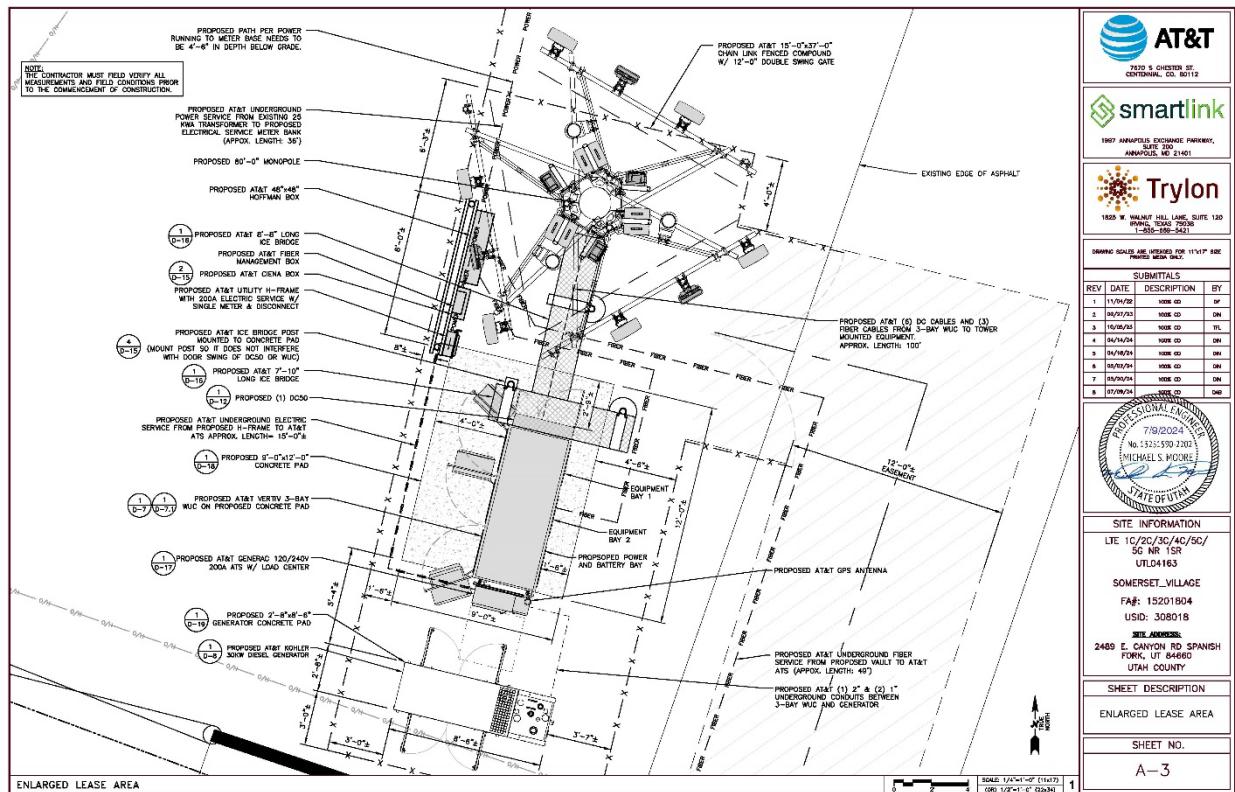
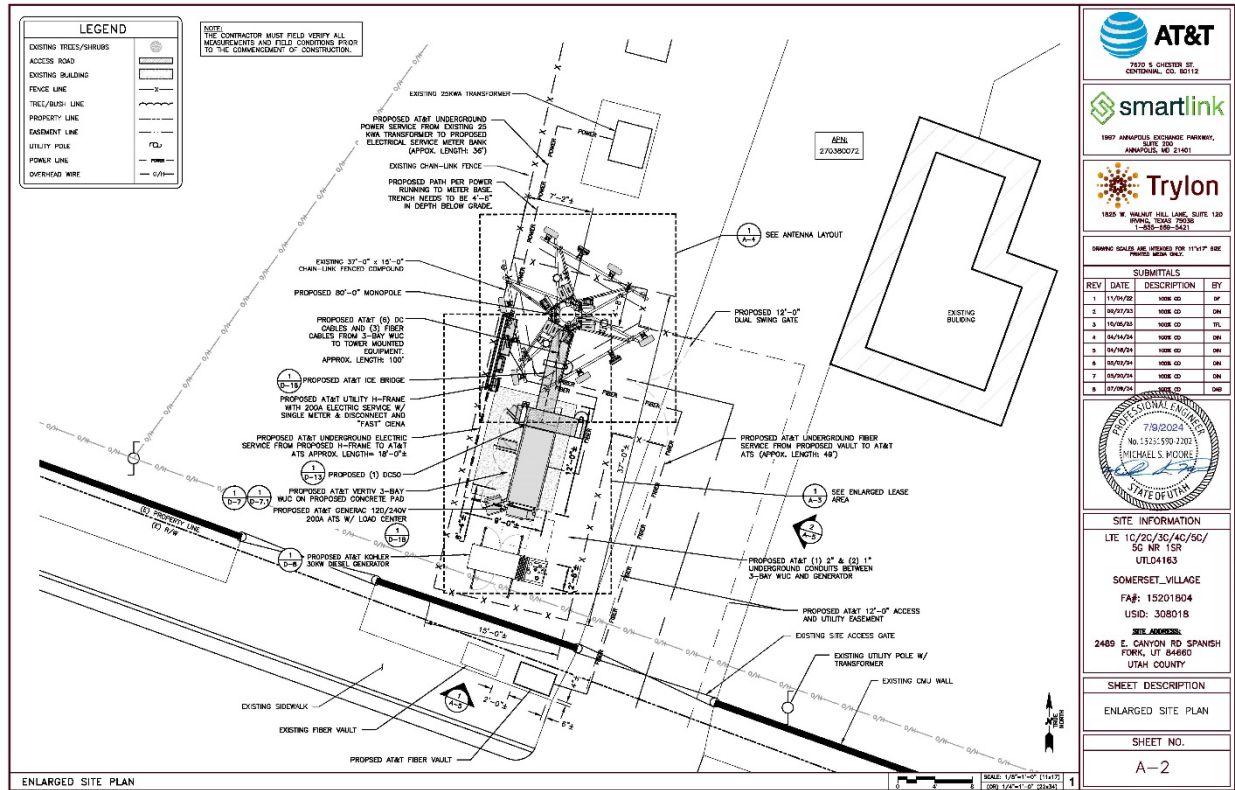
EXHIBITS

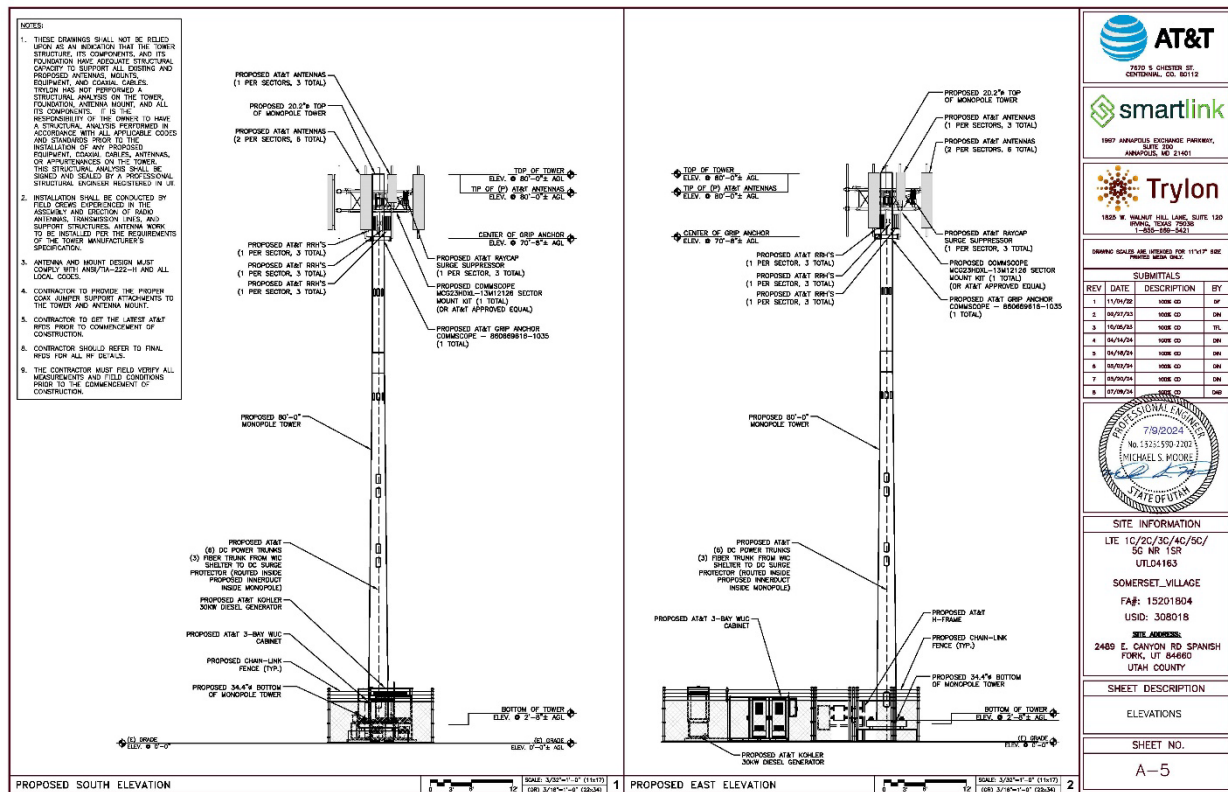
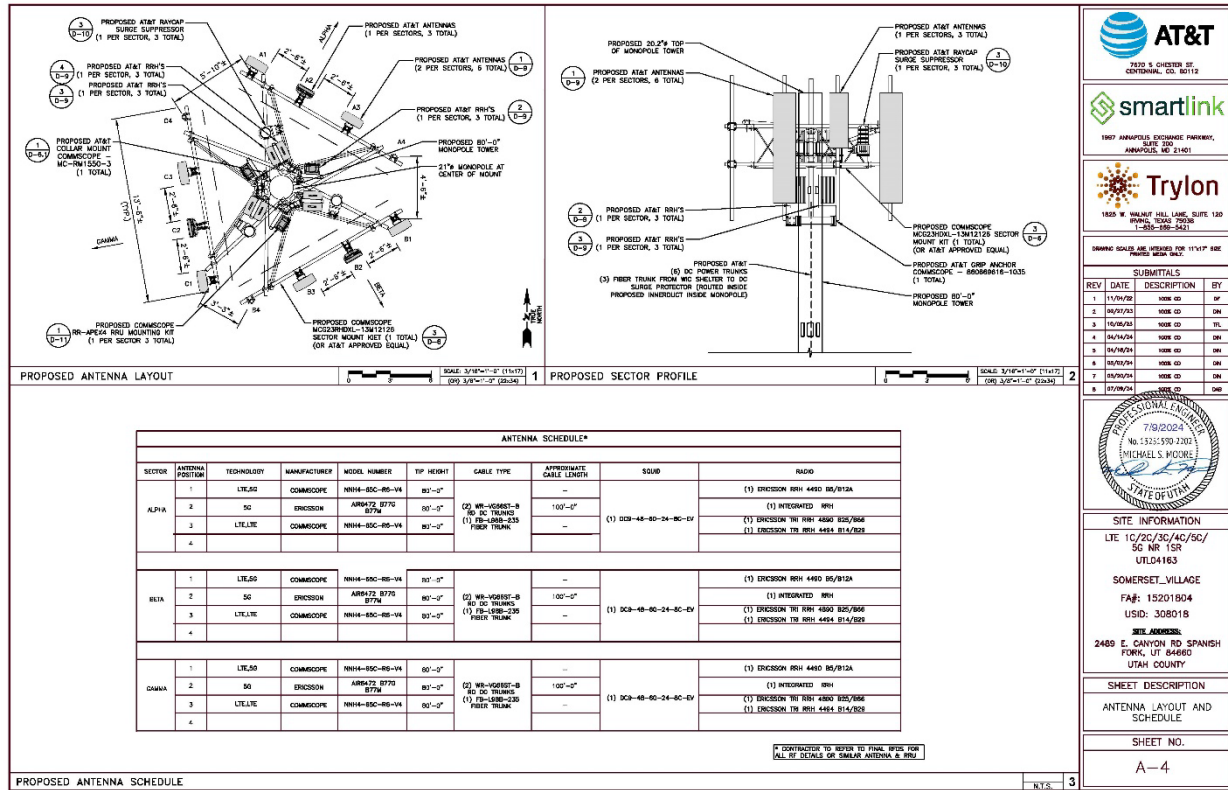
1. Plans.



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AT&T
7820 S. CHURCH ST.
CANTON, UT 84015

smartlink
1907 HANFORD EXCHANGE PARKWAY
SUITE 200
HANFORD, CA 91741

Trylon
1805 W. HANFORD HILL LANE, SUITE 100
HANFORD, CA 91741
(559) 836-2441

DRAWING SCALE: SEE SHEET FOR 11x17 SIZE
PRINTED: 08/14/24

SUBMITTALS

REV	DATE	DESCRIPTION	BY
1	11/16/24	ISSUE FOR	DP
2	10/16/24	ISSUE FOR	DP
3	10/16/24	ISSUE FOR	TEL
4	04/16/24	ISSUE FOR	DP
5	04/16/24	ISSUE FOR	DP
6	10/16/24	ISSUE FOR	DP
7	10/16/24	ISSUE FOR	DP
8	10/16/24	ISSUE FOR	DP

PROFESSIONAL ENGINEER
7/19/2024
No. 1321570-2303
MICHAEL S. MOORE
STATE OF UTAH

SITE INFORMATION
LTE 1C/2C/3C/4C/5C/
5G NR 15R
UTL04163
SOMERSET VILLAGE
FA# 15201804
USID: 308018
SITE ADDRESS:
2400 E. CANYON RD SPANISH
FORK, UT 84600
UTAH COUNTY

SHEET DESCRIPTION
ANTENNA LAYOUT AND
SCHEDULE

SHEET NO.
A-4

AT&T
7820 S. CHURCH ST.
CANTON, UT 84015

smartlink
1907 HANFORD EXCHANGE PARKWAY
SUITE 200
HANFORD, CA 91741

Trylon
1805 W. HANFORD HILL LANE, SUITE 100
HANFORD, CA 91741
(559) 836-2441

DRAWING SCALE: SEE SHEET FOR 11x17 SIZE
PRINTED: 08/14/24

SUBMITTALS

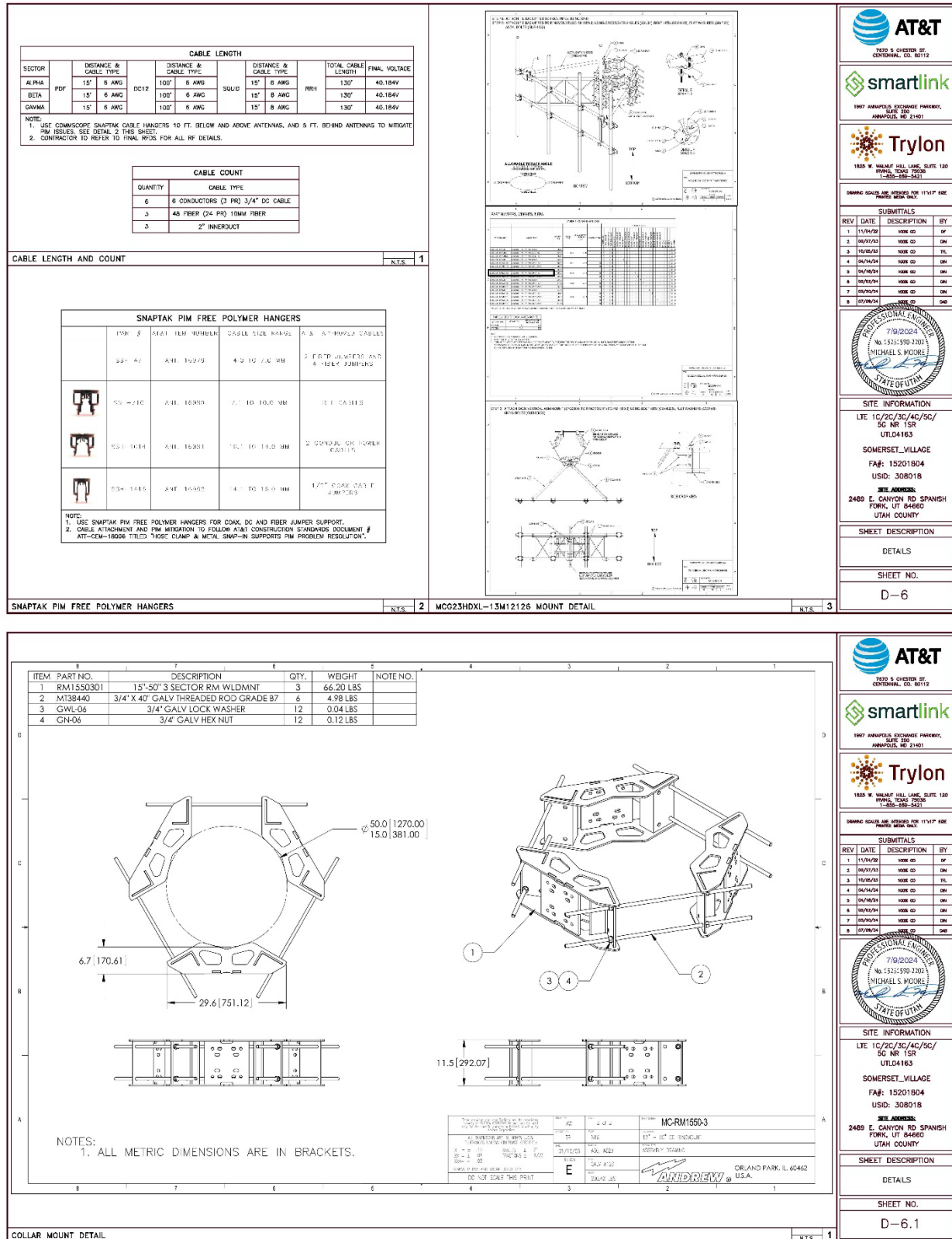
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2	10/16/24	ISSUE FOR	DP
3	10/16/24	ISSUE FOR	TEL
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6	10/16/24	ISSUE FOR	DP
7	10/16/24	ISSUE FOR	DP
8	10/16/24	ISSUE FOR	DP

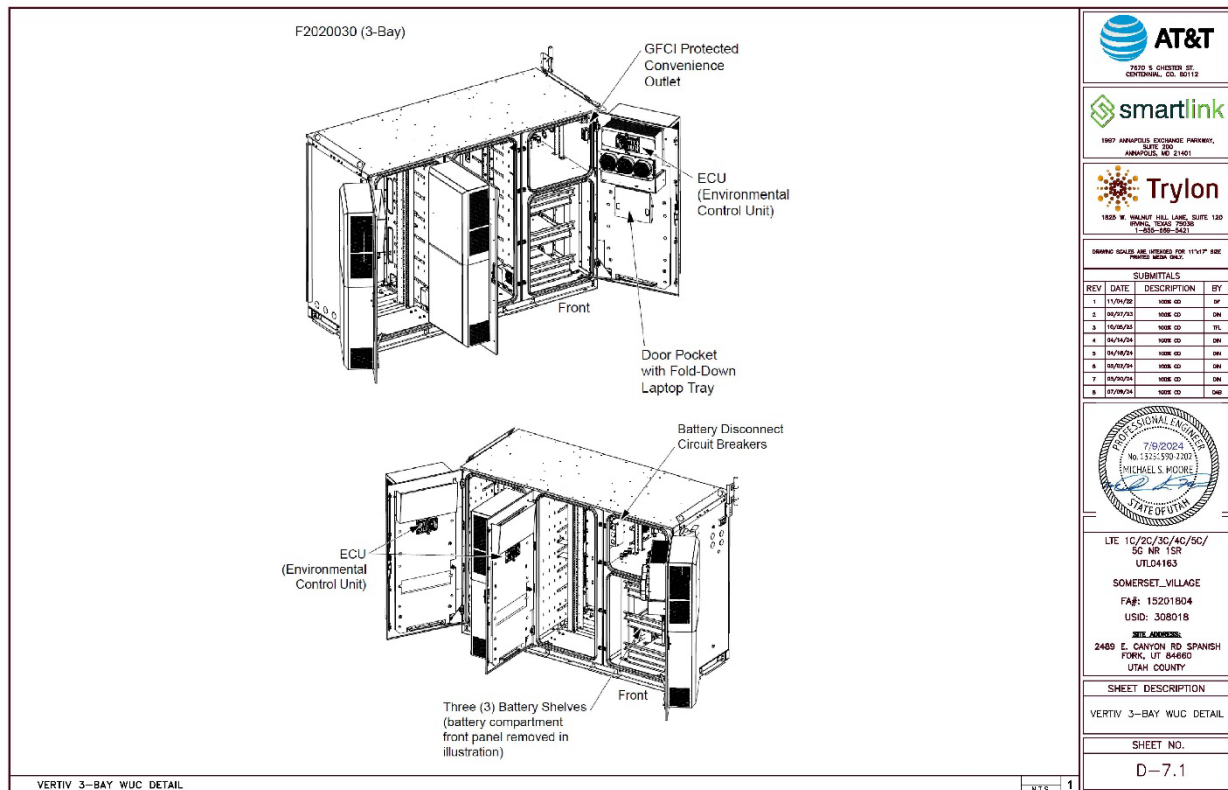
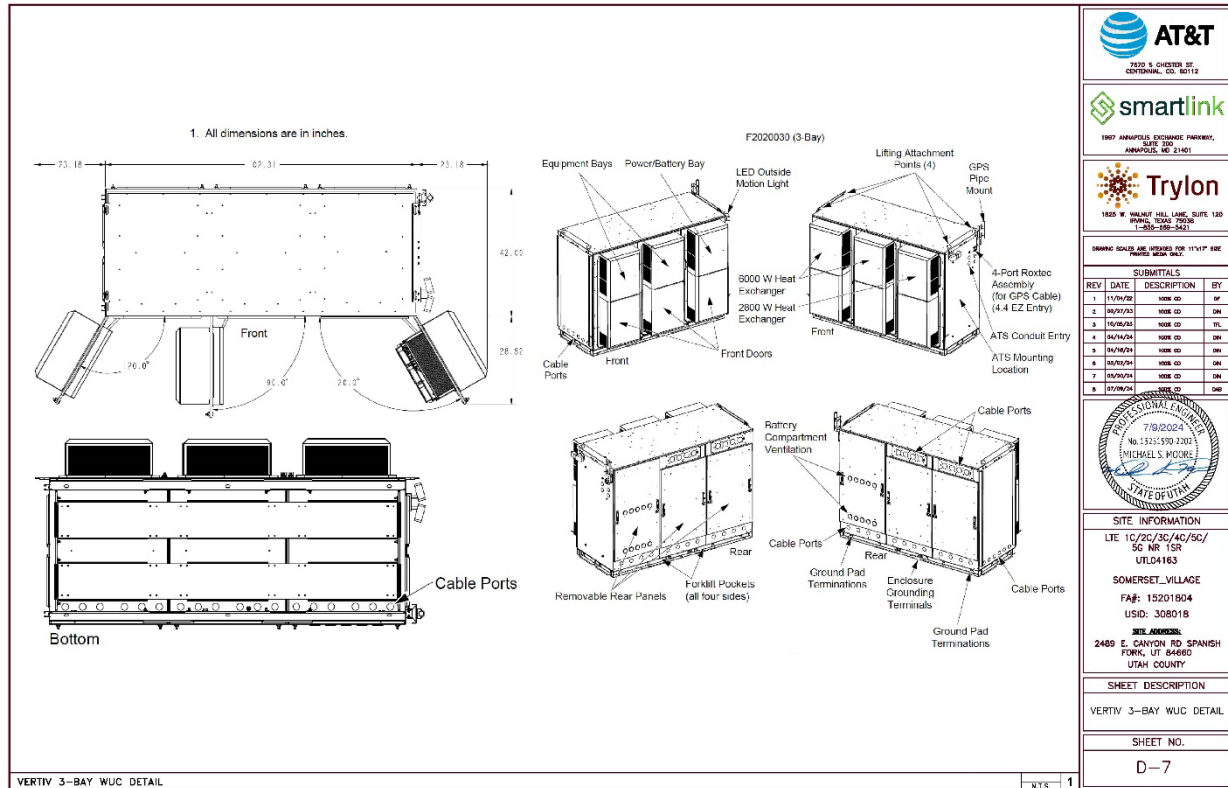
PROFESSIONAL ENGINEER
7/19/2024
No. 1321570-2303
MICHAEL S. MOORE
STATE OF UTAH

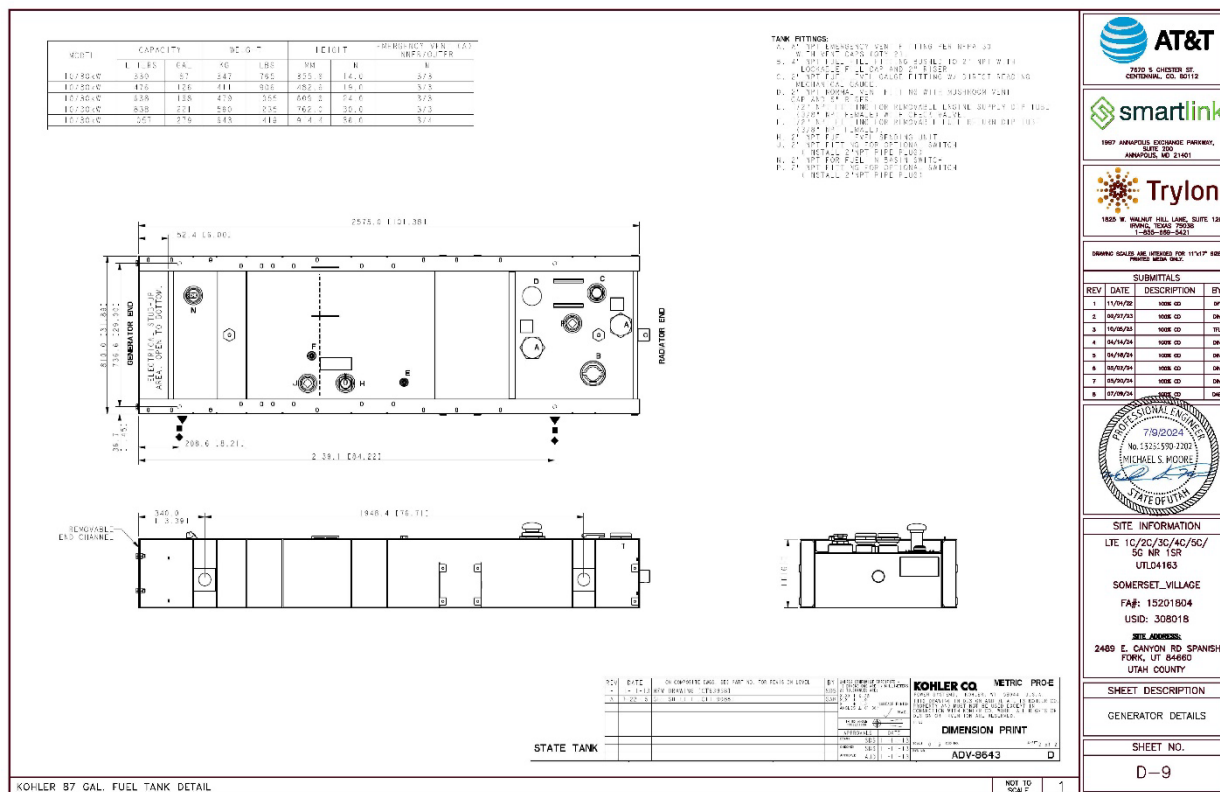
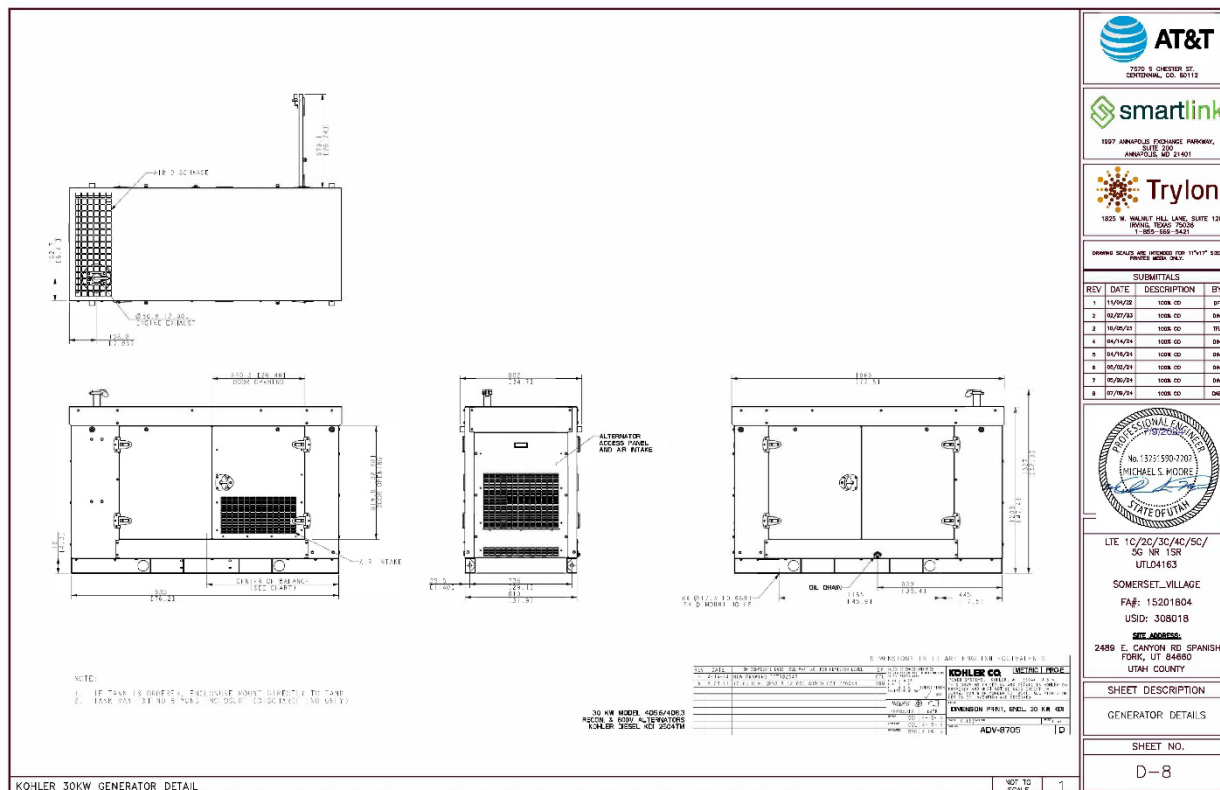
SITE INFORMATION
LTE 1C/2C/3C/4C/5C/
5G NR 15R
UTL04163
SOMERSET VILLAGE
FA# 15201804
USID: 308018
SITE ADDRESS:
2400 E. CANYON RD SPANISH
FORK, UT 84600
UTAH COUNTY

SHEET DESCRIPTION
ELEVATIONS

SHEET NO.
A-5







PROPOSED 1/2" DIAMETER, HEAT TREATED STEEL ANCHOR WITH 3-5/8" NOMINAL EMBEDMENT (SEE CODE-19177), TO BE INSTALLED A MINIMUM OF (1) IN EACH CORNER OF CABINET. SEE MANUFACTURER'S EQUIPMENT INSTALLATION MANUAL. FOR ANCHOR LOCKWASHER, IT IS ASSUMED THAT CABINET ANCHOR LOCKWASHER HAS BEEN CORROSION PROTECTED BY THE MANUFACTURER TO WITHSTAND SHEAR AND UPLIFT FORCES AS CALCULATED IN THIS DESIGN.

EQUIPMENT BASE FRAME

LOCK WASHER

PLATE WASHER

CONCRETE SLAB

ANCHOR BOLT

15.24"

31.41"

18.28"

13.5"

POWER CABLE INGRESS PORTS

CABLE TIE BAR

RAYCAP DC9 OVER VOLTAGE PROTECTOR DOME COVER

DOME SECURING BAND

RAYCAP SUPPORTED BASE ASSEMBLY

RAYCAP DC9 (SQUID)

LENGTH (IN)	18.28"
WIDTH (IN)	10.24"
HEIGHT (IN)	31.41"
WEIGHT	
W/ "N" MOUNT	16.0 LBS
W/ "N" MOUNT	10.2 LBS
TOTAL	26.2 LBS
COMBINED WIND LOADING SUSTAINED 1 GUST	100.7 LBS 215.6 LBS

DC9-48-60-24-8C-EV

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DC9-48-60-24-8C-EV

RAYCAP DC9 (SQUID)

||
||
||

[illegible]

DETAIL
WELLS 1 CRIP ANCHOR ABOVE PORT MOLE.

OPTIONAL ACCESSORIES
(PURCHASABLE SEPARATELY)

SCHEMATIC DIAGRAM OF CABLE FIXING METHOD

NOTE: MINIMUM LOG-POLE DIAMETER = 80MM (3")
MINIMUM LOG-POLE VOLUME = 100L (3.35 CU YD)
MINIMUM LOG-POLE LENGTH = 1.0M (3.28 FT)
MINIMUM LOG-POLE WEIGHT = 100KG (220 LB)
MINIMUM LOG-POLE STRENGTH = 100KN (22.5 KIP)
MINIMUM LOG-POLE STIFFNESS = 100KN/M (22.5 KIP/FT)
MINIMUM LOG-POLE STRENGTH OF LOG-POLE ON PORT-MOLE MATERIALS = 100KN (22.5 KIP)

TABLE OF MATERIALS:

ITEM	DESCRIPTION	QTY	UNIT
1	GRP ANCHOR	1	EA
2	GRP ANCHOR MOUNTING PLATE	1	EA
3	GRP ANCHOR MOUNTING PLATE	1	EA
4	GRP ANCHOR MOUNTING PLATE	1	EA
5	GRP ANCHOR MOUNTING PLATE	1	EA
6	GRP ANCHOR MOUNTING PLATE	1	EA
7	GRP ANCHOR MOUNTING PLATE	1	EA
8	GRP ANCHOR MOUNTING PLATE	1	EA
9	GRP ANCHOR MOUNTING PLATE	1	EA
10	GRP ANCHOR MOUNTING PLATE	1	EA

OPTIONAL ACCESSORIES:

- GRP ANCHOR MOUNTING PLATE (ANT-57695-1)
- GRP ANCHOR MOUNTING PLATE (ANT-57695-2)
- GRP ANCHOR MOUNTING PLATE (ANT-57695-3)
- GRP ANCHOR MOUNTING PLATE (ANT-57695-4)
- GRP ANCHOR MOUNTING PLATE (ANT-57695-5)
- GRP ANCHOR MOUNTING PLATE (ANT-57695-6)
- GRP ANCHOR MOUNTING PLATE (ANT-57695-7)
- GRP ANCHOR MOUNTING PLATE (ANT-57695-8)
- GRP ANCHOR MOUNTING PLATE (ANT-57695-9)
- GRP ANCHOR MOUNTING PLATE (ANT-57695-10)

AT&T

1200 S. CHURCH ST.
CENTONIA, CO. 80112

smartlink

1507 ANNAPOLIS EXCHANGE PARKWAY
SUITE 200
ANNAPOLIS, MD 21401

Trylon

1200 W. WALLET HILL LANE, SUITE 120
BOWLING GREEN, OHIO 43402
1-800-888-5421

REV	DATE	DESCRIPTION	BY
1	11/04/92	1000 00	BT
2	02/07/93	1000 00	DA
3	04/07/93	1000 00	DA
4	04/14/94	1000 00	DA
5	04/14/94	1000 00	DA
6	06/02/94	1000 00	DA
7	06/02/94	1000 00	DA
8	06/02/94	1000 00	DA

PROFESSIONAL ENGINEER
No. 15251804
MICHAEL S. MOORE
STATE OF UTAH

LIE: 10/20/36/40/50/
56 NR 15R
UTL04163

SOMMERSET_VILLAGE
PA#: 15201804
USID: 308018

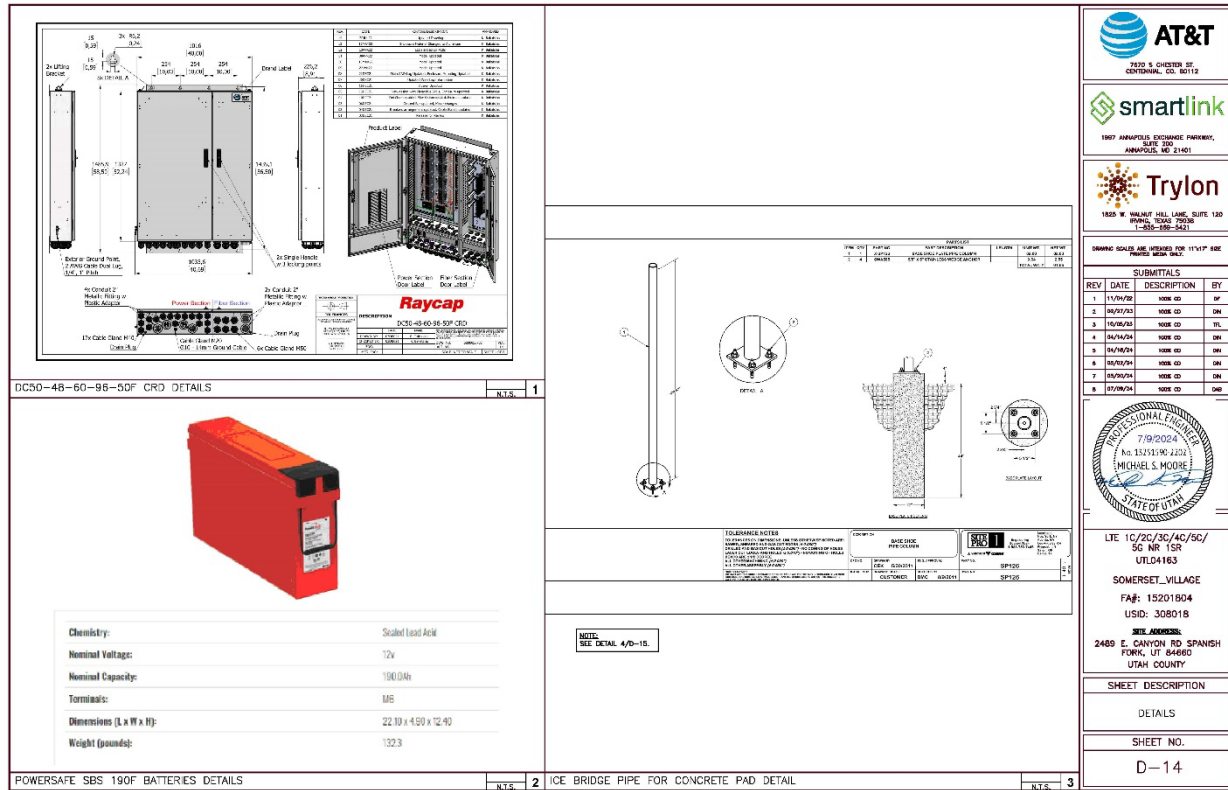
SEE ALSO:
2489 E. CANYON RD. SPANISH
FORK, UT 84602
UTAH COUNTY

SHEET DESCRIPTION

DETAILS

SHEET NO.

D-13



7020 S CHRYSTEN ST.
CENTENNIAL, CO 80113

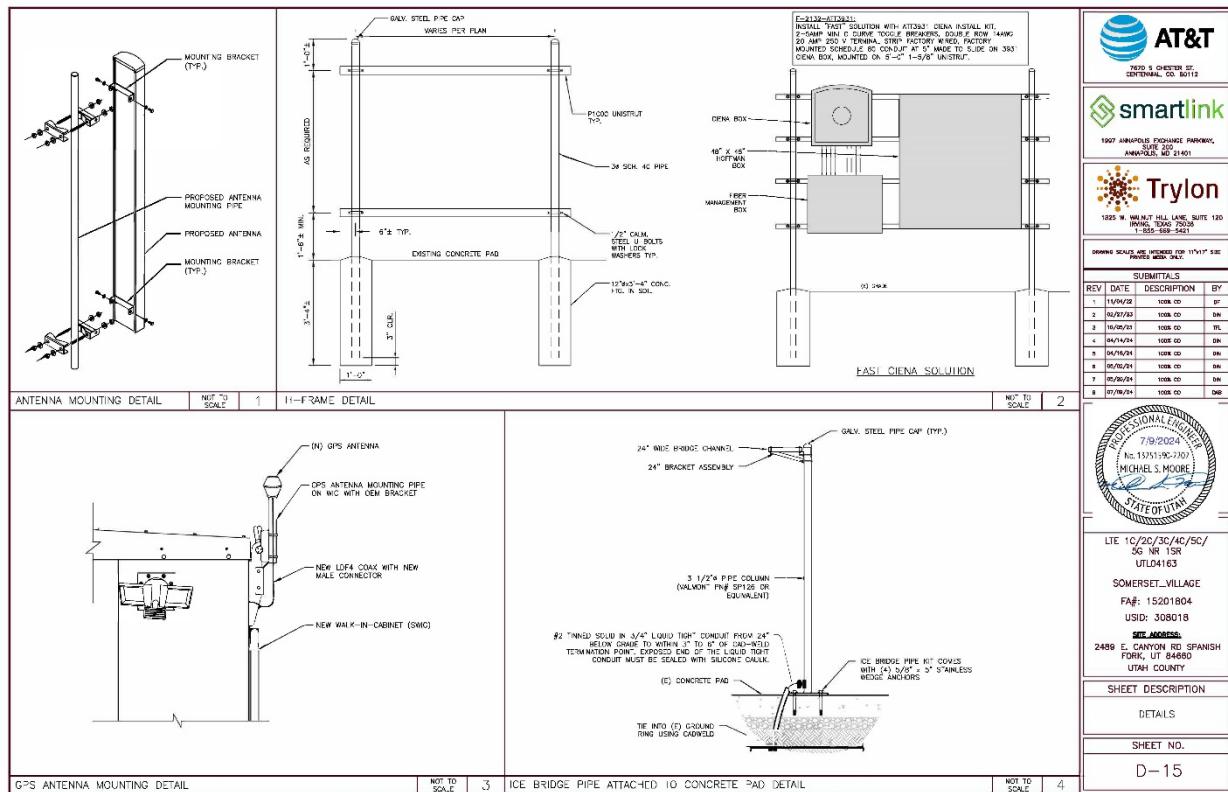
1907 ANNAPOLIS EXCHANGE PARKWAY,
SUITE 100
ANNAPOLIS, MD 21401

1005 W. HIGHLAND HILL LANE, SUITE 100
SPRING, TEXAS 77380
1-800-388-5421

REV	DATE	DESCRIPTION	BY
1	11/16/20	100% CD	BT
2	10/01/21	100% CD	DN
3	10/06/21	100% CD	TEL
4	04/16/24	100% CD	DN
5	04/16/24	100% CD	DN
6	10/15/24	100% CD	DN
7	10/15/24	100% CD	DN
8	10/15/24	100% CD	DN

LTE 1C/2C/3C/4C/5C/
5G NR 15R
UTLD4163
SOMERSET_VILLAGE
FA# 15201804
USID: 308018
SEE ADDRESS:
2489 E. CANYON RD SPANISH
FORK, UT 84660
UTAH COUNTY

SHEET DESCRIPTION
DETAILS
SHEET NO.
D-14



7020 S CHRYSTEN ST.
CENTENNIAL, CO 80113

1907 ANNAPOLIS EXCHANGE PARKWAY,
ANNAPOLIS, MD 21401

1005 W. HIGHLAND HILL LANE, SUITE 100
SPRING, TEXAS 77380
1-800-388-5421

REV	DATE	DESCRIPTION	BY
1	11/16/20	100% CD	BT
2	10/01/21	100% CD	DN
3	10/06/21	100% CD	TEL
4	04/16/24	100% CD	DN
5	04/16/24	100% CD	DN
6	10/15/24	100% CD	DN
7	10/15/24	100% CD	DN
8	10/15/24	100% CD	DN

LTE 1C/2C/3C/4C/5C/
5G NR 15R
UTLD4163
SOMERSET_VILLAGE
FA# 15201804
USID: 308018
SEE ADDRESS:
2489 E. CANYON RD SPANISH
FORK, UT 84660
UTAH COUNTY

SHEET DESCRIPTION
DETAILS
SHEET NO.
D-15

NOTES:

- ALL MATERIALS USED FOR ICE BRIDGE SHALL NOT BE OFFERED UNPAVED. ALL FIELDS OUTSIDE OR DRILLED ORANGE SHALL BE REINFORCED WITH (3) COATS OF COLLOIDAL-GALVANIZING COMPARED TO CLOSED SURFACES.
- ADDITIONAL SECTIONS OF ICE BRIDGE MAY BE REQUIRED AS INDICATED IN SITE PLAN. SUPPORT EACH 15'-0" SECTION WITH A MINIMUM OF TWO POSTS WITH A MAXIMUM SPACING OF 8'-0".
- WHEN USING COMPONENTS FOR SPACING BRIDGE CHANNEL SECTIONS, THE SPACE SHOULD BE PROVIDED AT THE SUPPORT, IF POSSIBLE, OR AT A MAXIMUM OF 2'-0" FROM THE SUPPORT.
- CUT BRIDGE CHANNEL SECTIONS SHOULD HAVE RAW EDGES TREATED WITH A MATERIAL TO RESTORE THE CUT EDGE TO THE ORIGINAL CHANNEL, OR EQUIVALENT, FINISH.

ICE BRIDGE DETAIL

NO'	TO SCALE	1
ICE BRIDGE DETAIL		

TYPICAL TRENCH DETAIL

NO'	TO SCALE	2
CONDUIT PENETRATION DETAIL		

CONCRETE PENETRATION DETAIL

NO'	TO SCALE	3
CONCRETE PENETRATION DETAIL		

CHAIN LINK FENCE DETAIL

REVISIONS:

REV	DATE	DESCRIPTION	BY
1	10/01/02	1008 00	BT
2	10/01/02	1008 00	BT
3	10/01/02	1008 00	BT
4	10/01/02	1008 00	BT
5	10/01/02	1008 00	BT
6	10/01/02	1008 00	BT
7	10/01/02	1008 00	BT
8	10/01/02	1008 00	BT

NOTES:

- NOTE: SEE MUSHROOM STOP DETAIL
- 1" GAP BETWEEN FABRIC AND GRAVEL
- 48"x12" CONCRETE FOOTING FOR DRIVEWAY GATE POSTS
- 36"x12" CONCRETE FOOTING FOR LINE POSTS

COMPONENTS:

- 2" STANDARD GAUGE PIPE
- 5 STRANDS OF 12 GAUGE GALV. BARS
- 4" STANDARD GAUGE GATE POST
- 1-1/2" STANDARD GAUGE PIPE
- 10'-0" D.C. (MAX)
- 3" STANDARD GAUGE CORNER AND END POST
- TENSION BAR
- 2" STANDARD GAUGE INTERMEDIATE POST
- 3/8"-STEEL TRUSS ROD AT ALL CORNERS
- 7 GAUGE GALVANIZED TENSION WIRE
- FINISH GRADE

SCALE: 1" = 1'-0"

DATE: 10/01/02

BY: BT

CHECKED: BT

APPROVED: BT

PROJECT: 15201804

LOCATION: 15201804

DESCRIPTION: CHAIN LINK FENCE DETAIL

[illegible]

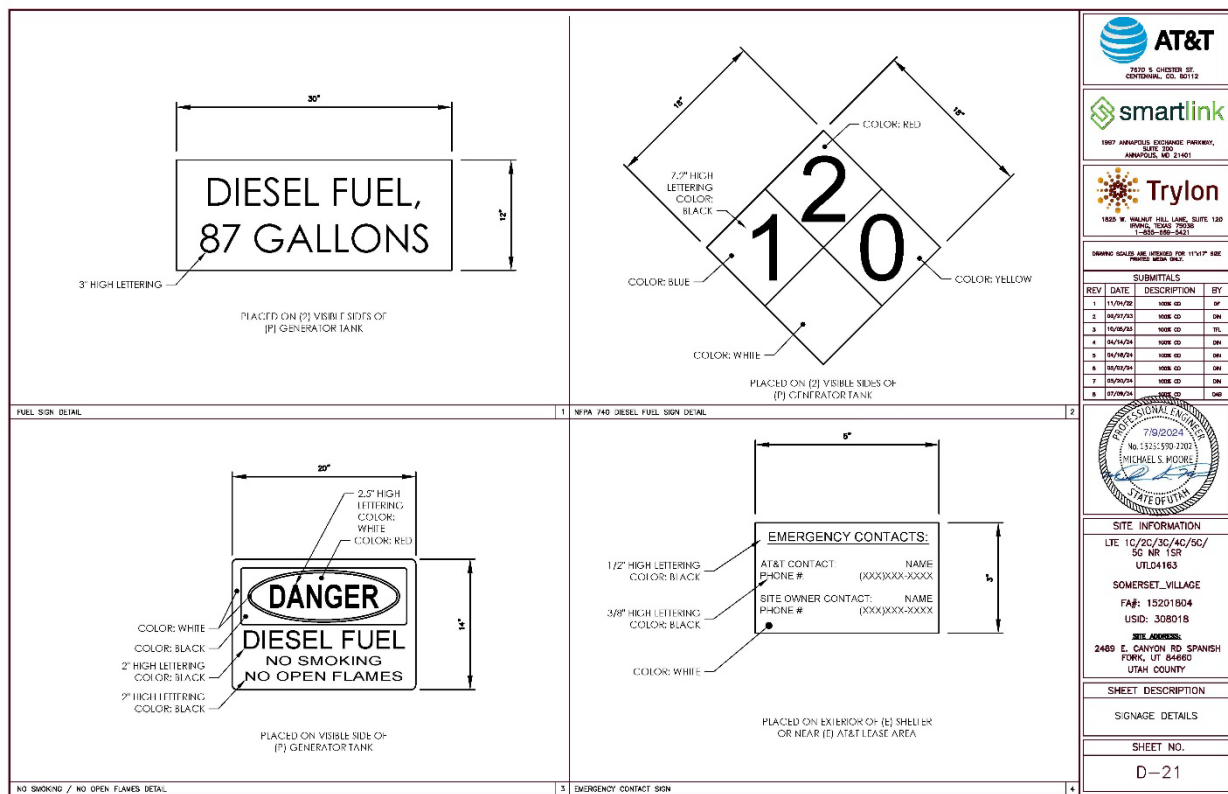
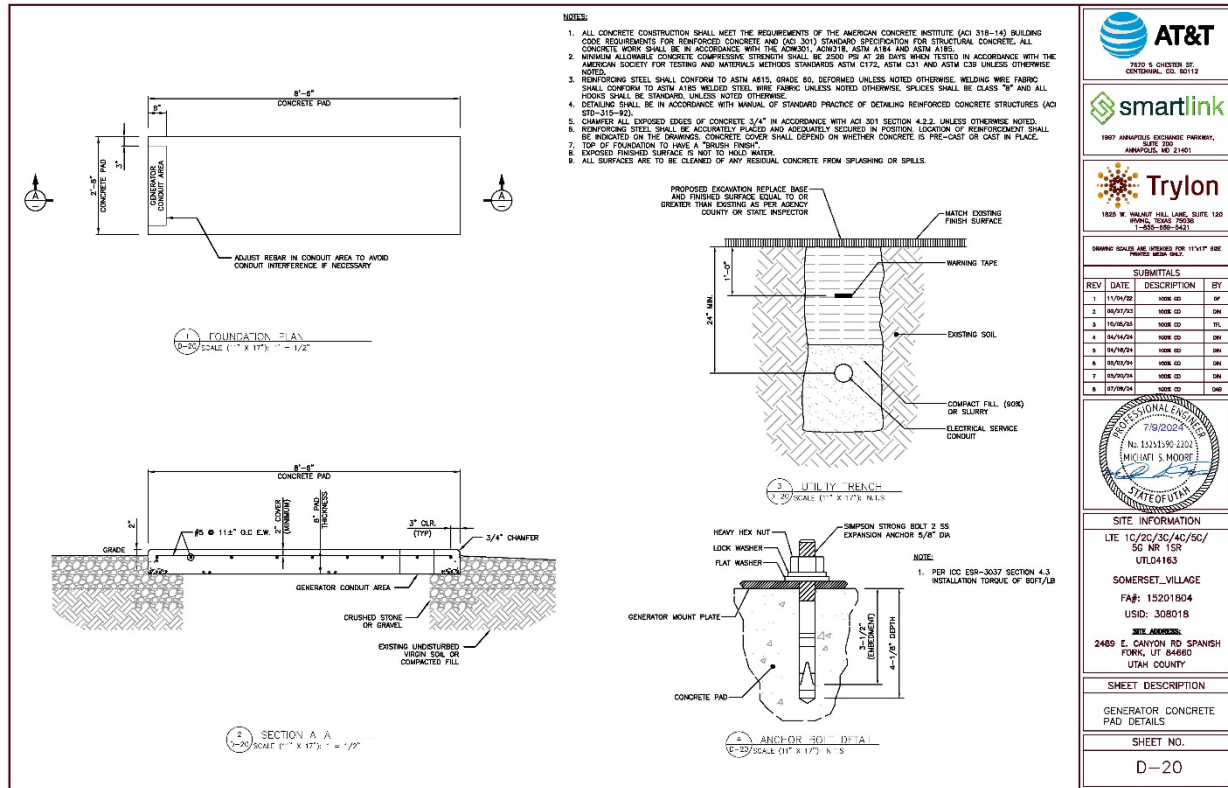
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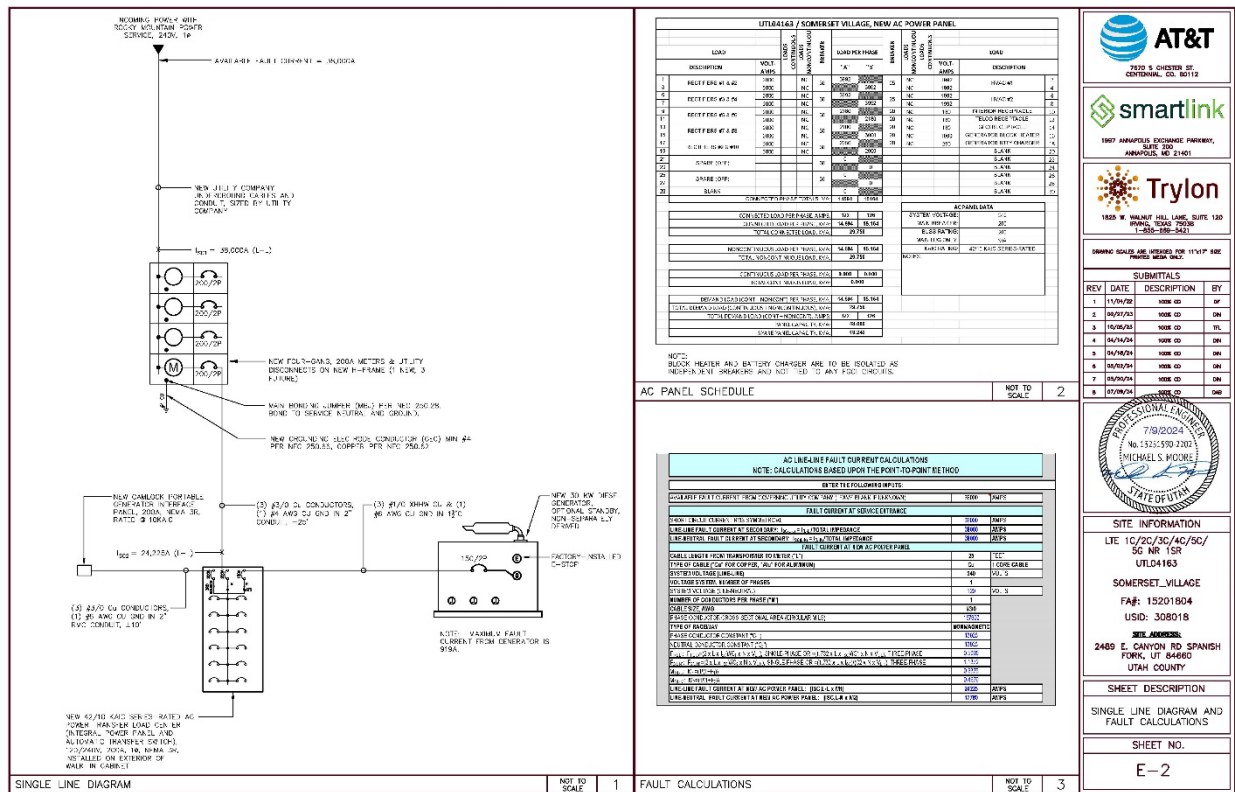
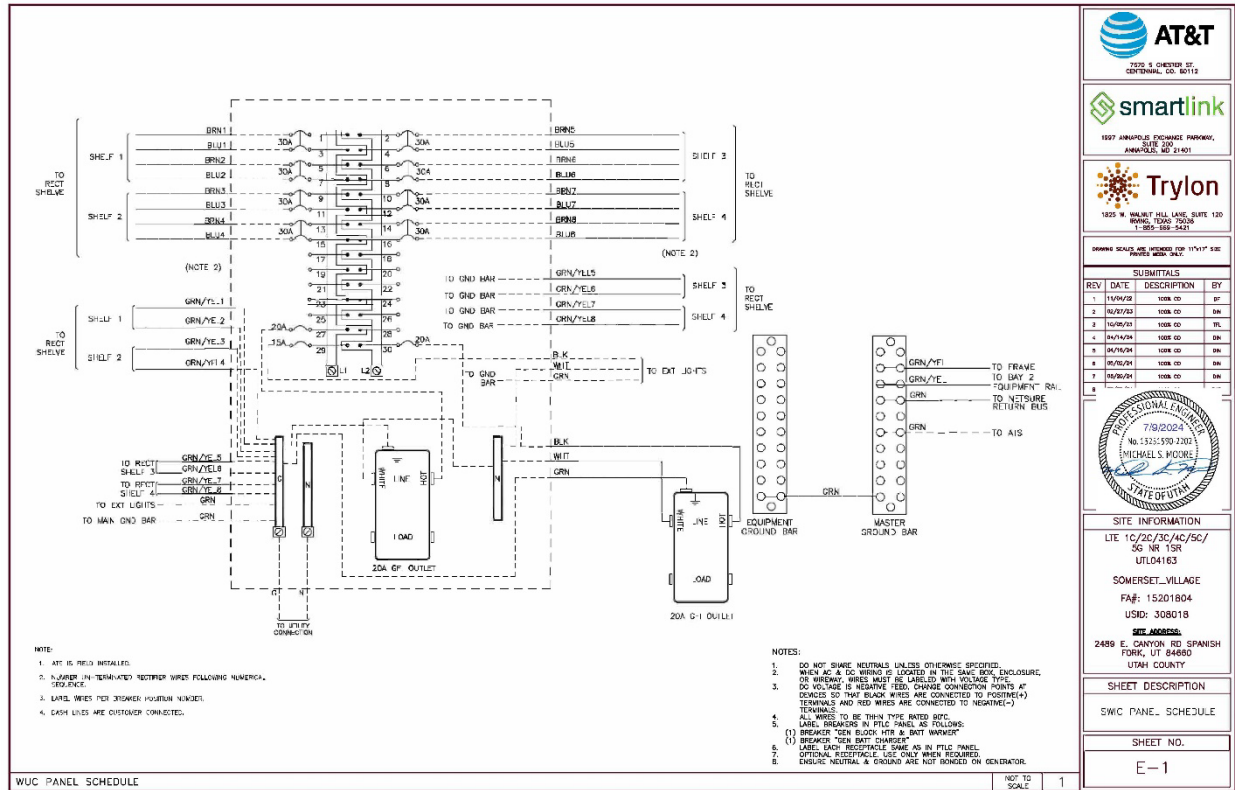
1. MINIMUM CONCRETE STRENGTH (f'_c) TO BE 4,000 psi UNLESS NOTED OTHERWISE. CONCRETE MIX SHALL BE DESIGNED BY A CERTIFIED LABORATORY. CONCRETE EXPOSED TO FREEZE-THAW CYCLES TO CONTAIN AIR ENTRAINING ADMIXTURES. AMOUNT OF AIR ENTRAINMENT TO BE BASED ON SIZE OF AGGREGATE AND F3 GLASS EXPOSURE (VERY SEVERE). CEMENT USED TO BE TYPE II PORTLAND CEMENT WITH A WATER-TO-CEMENT RATIO (W/C) NOT TO EXCEED 0.45.
2. CONCRETE PAD SHALL BEAR ON A MINIMUM OF 8" 2A STONE BASE COURSE (ABC) MATERIAL COMPACTED TO 98% OF MAXIMUM DENSITY DETERMINED BY ASTM D1557 (MODIFIED PROCTOR). MATERIAL SHOULD BE WITHIN 3% OF OPTIMUM MOISTURE AT TIME OF COMPACTION.
3. ALL REINFORCING TO MAINTAIN 3" COVER WHEN CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH.

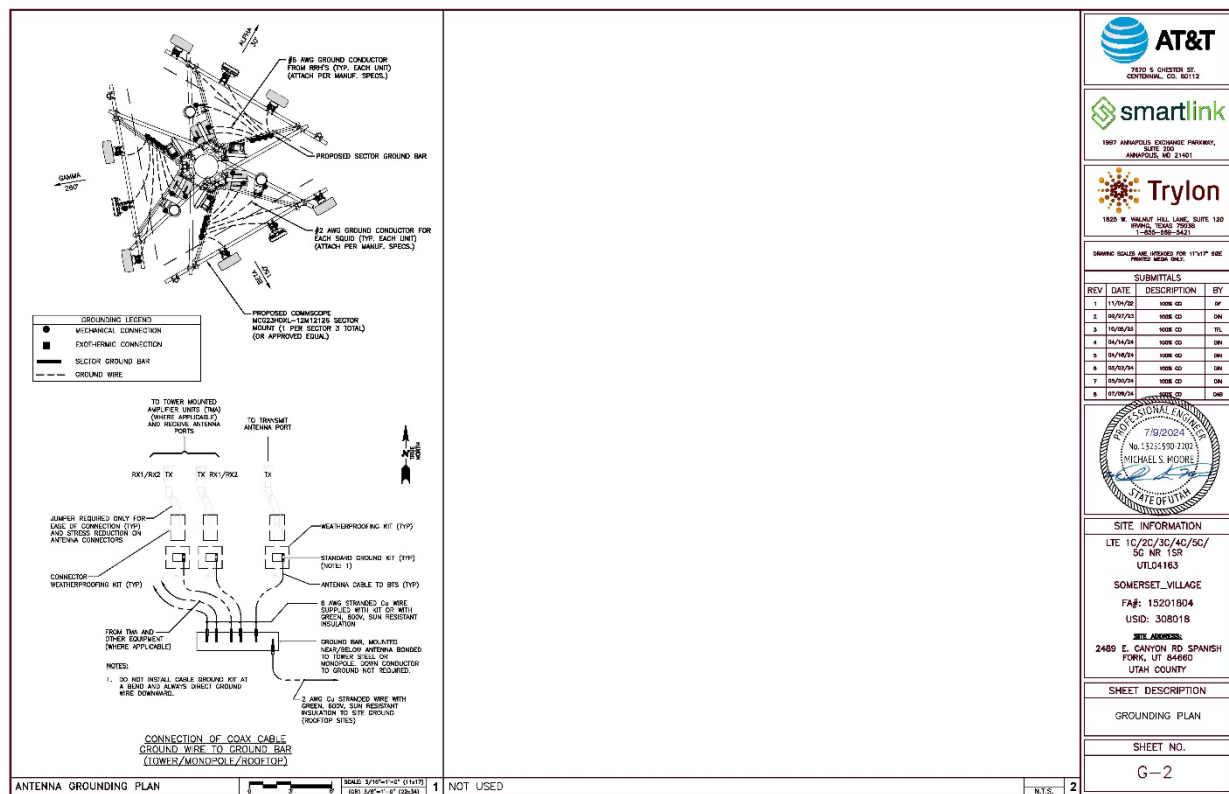
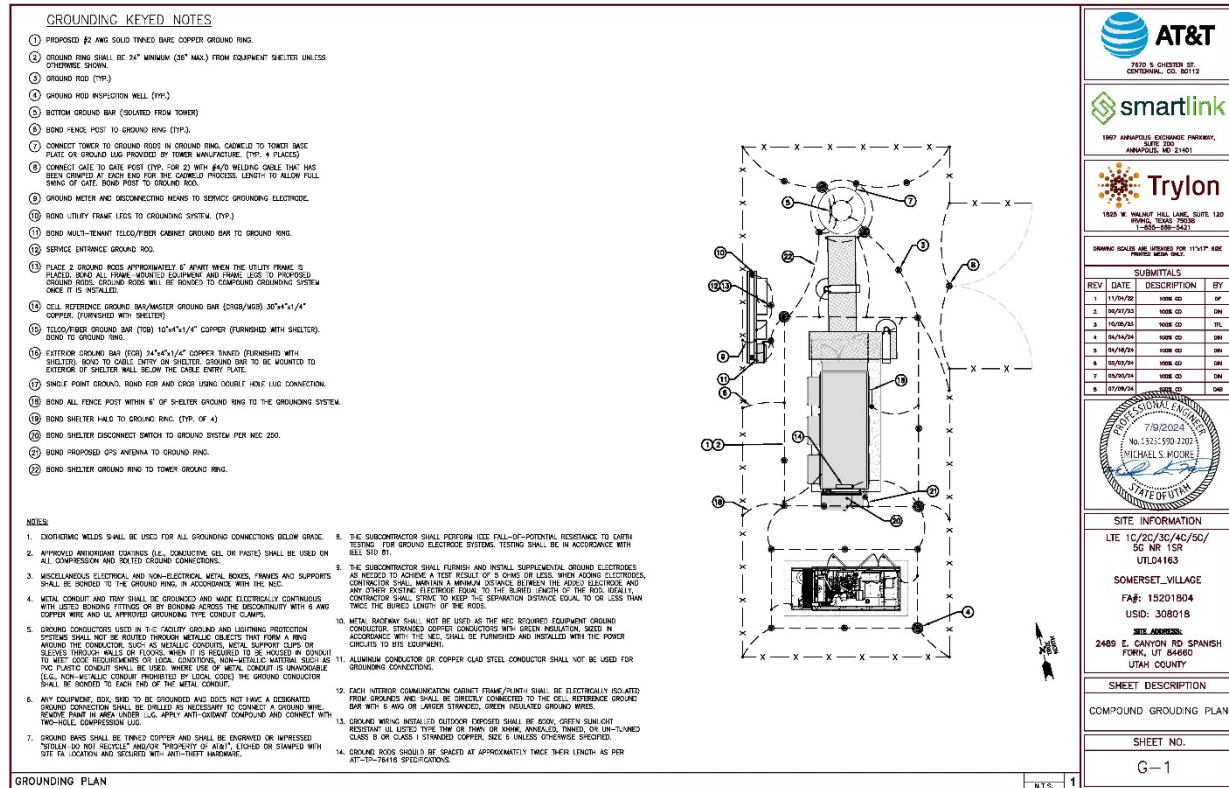
CONCRETE STRENGTH: 4000psi

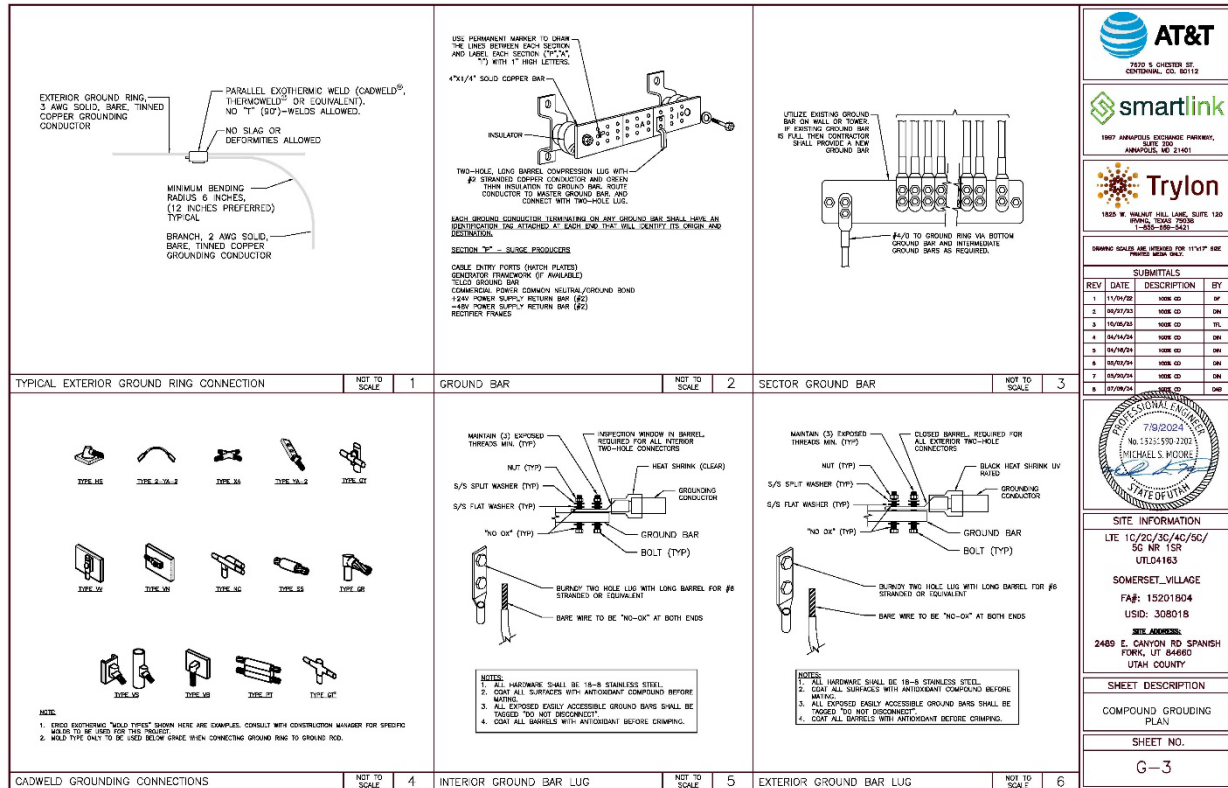
INSTALLER'S NOTE:
REINFORCING SHALL HAVE MINIMUM 3" CONCRETE COVER WHEN CAST AGAINST PERMANENTLY EXPOSED TO EARTH.

3-BAY WUC CONCRETE PAD DETAILS









7000 S CHURCH ST.
CANTON, UT 84015

1907 KANAWHA EXCHANGE PARKWAY,
SUITE 100
AMMANVILLE, NC 27401

1800 N. WILSON HILL LANE, SUITE 100
SPRING, TEXAS 77380
(281) 355-2421

SUBMITTALS			
REV	DATE	DESCRIPTION	BY
1	11/19/20	1008-00	DP
2	04/07/21	1008-00	DP
3	10/06/21	1008-00	TEL
4	04/14/24	1008-00	DP
5	04/14/24	1008-00	DP
6	04/14/24	1008-00	DP
7	04/14/24	1008-00	DP
8	05/08/24	1008-00	DP

7/9/2024
No. 1331590, 2303
MICHAEL S. MOORE
STATE OF UTAH
ENGINEER

SITE INFORMATION

LTE 1C/2C/3C/4C/5C/
5G NR 15R
UTLD4163

SOMERSET VILLAGE
FA# 15201804
USID: 308018

SET ADDRESS:
2400 E. CANYON RD SPANISH
FORK, UT 84660
UTAH COUNTY

SHEET DESCRIPTION

COMPOUND GROUNDING
PLAN

SHEET NO.

G-3

7000 S CHURCH ST.
CANTON, UT 84015

1907 KANAWHA EXCHANGE PARKWAY,
SUITE 100
AMMANVILLE, NC 27401

1800 N. WILSON HILL LANE, SUITE 100
SPRING, TEXAS 77380
(281) 355-2421

SUBMITTALS			
REV	DATE	DESCRIPTION	BY
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5	04/14/24	1008-00	DP
6	04/14/24	1008-00	DP
7	04/14/24	1008-00	DP
8	05/08/24	1008-00	DP

7/9/2024
No. 1331590, 2303
MICHAEL S. MOORE
STATE OF UTAH
ENGINEER

SITE INFORMATION

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5G NR 15R
UTLD4163

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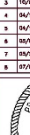
SET ADDRESS:
2400 E. CANYON RD SPANISH
FORK, UT 84660
UTAH COUNTY

SHEET DESCRIPTION

COMPOUND GROUNDING
PLAN

SHEET NO.

G-4

 AT&T PO BOX 436000 DALLAS, TX 75243			
 SmartLink 1907 ANNAPOLIS EXCHANGE PARKWAY, SUITE 100 ANNAPOLIS, MD 21401			
 Trylon 1520 W WILKINSON HILL LANE, SUITE 130 WILKINSON, NC 27159-5079			
DRAWING SIZES ARE LISTED FOR 11X17 SIZE PAPER (ANSI A)			
SUBMITTALS			
REV	DATE	DESCRIPTION	BY
1	11/29/92	ISSUE 01	DF
2	10/01/93	ISSUE 02	DF
3	10/16/93	ISSUE 03	PL
4	04/24/94	ISSUE 04	DR
5	04/25/94	ISSUE 05	DR
6	05/01/94	ISSUE 06	DR
7	05/01/94	ISSUE 07	DR
8	05/01/94	ISSUE 08	DR
			
SITE INFORMATION			
LITE 11C/2C/3C/4C/5C/ 5G NR 1SR UTD0463			
SOMERSET VILLAGE FAX: 15021804 USID: 308018			
SEE ADDENDUM 2480 E. CANYON RD SPANISH FORK, UT 84303 UTAH COUNTY			
SHEET DESCRIPTION			
GENERAL NOTES			
SHEET NO.			
GN-3			

 AT&T 7520 S CHRYSLER DR CENTENNIAL, CO 80112			
 smartlink 1967 AMERICAN EXCHANGE PARKWAY, SUITE 200 ANNAPOLIS, MD 21401			
 Trylon 1520 W WINDY HILL LANE, SUITE 120 FORT WORTH, TEXAS 76104			
DRAWING SCALE AND DIMENSIONS FOR 11"x17" SIZE PAPER: 1/8" = 1'-0"			
SUBMITTALS			
REV	DATE	DESCRIPTION	BY
1	11/19/92	ISSUE 01	EP
2	12/01/92	ISSUE 02	WH
3	10/06/93	ISSUE 03	WH
4	04/14/94	ISSUE 04	DH
5	04/16/94	ISSUE 04	DH
6	05/20/94	ISSUE 04	GH
7	05/20/94	ISSUE 04	GH
8	05/20/94	ISSUE 04	DMS
			
SITE INFORMATION			
LIE 11/2C/23/34C/45C/ 5G NR 15R UTD104183			
SOMERSET_VILLAGE FAF#: 15201804 USE: 308018			
SEE ADDENDUM			
2489 E. CANYON RD SPANISH FORK, UT 84402 UTAH COUNTY			
SHEET DESCRIPTION			
GENERAL NOTES			
SHEET NO.			
GN - 4			



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

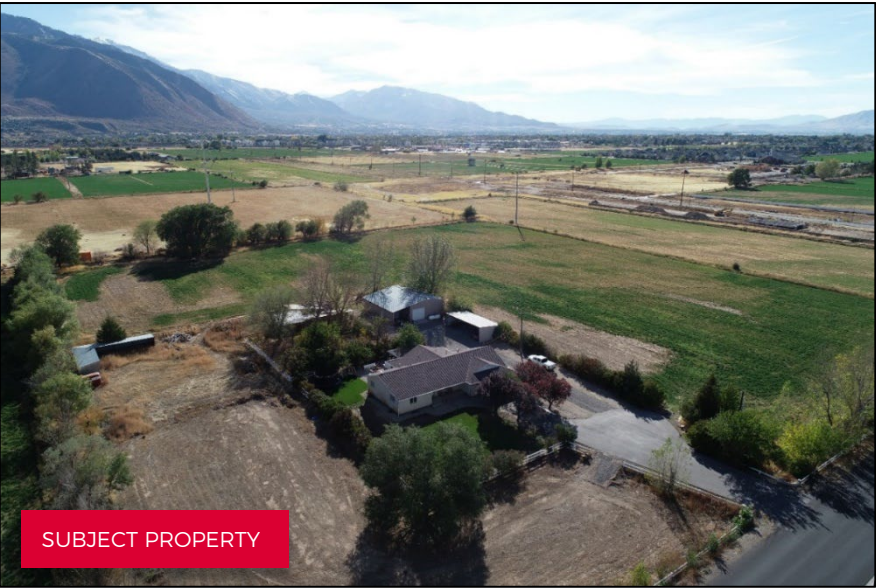
That the proposed Zone Change be recommended for approval based on the following findings:

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

November 6, 2024



Goodwin Acres Plat A
Preliminary Plat with 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 approved 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.
4. That the proposed rear setback reduction to 20 feet be approved and the required set back to garages remain at 20 feet.

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.

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,

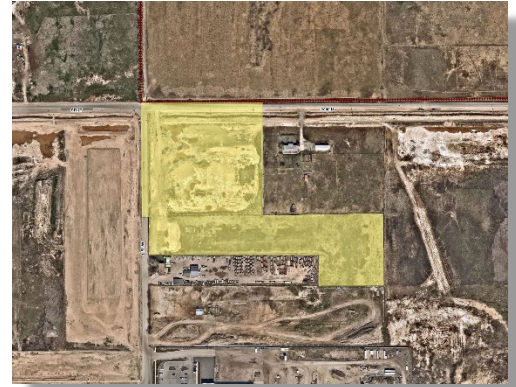
P. O'Brien

November 6, 2024





Nielsen Industrial
Preliminary Plat
1150 West 3800 North
16.98 acres
I-1 (Light Industrial) Zone
Industrial General Plan
Designation



PROPOSAL

The applicant has requested that a Preliminary Plat be approved to create one industrial lot in the I-1 Zone.

Surrounding development matches this proposal well, as other large industrial subdivisions such as Stockman Flats, J6 Industrial, DB Industrial, and Spanish Fork North Airport Industrial are all located nearby. This proposal then will add further industrial business to an area that is well equipped to accommodate it.

Some of the key issues to consider are: access, improvements, road dedications, easements, and utilities.

RECOMMENDATION

That the proposed Preliminary Plat be approved based on the following finding and subject to the following conditions:

Finding

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

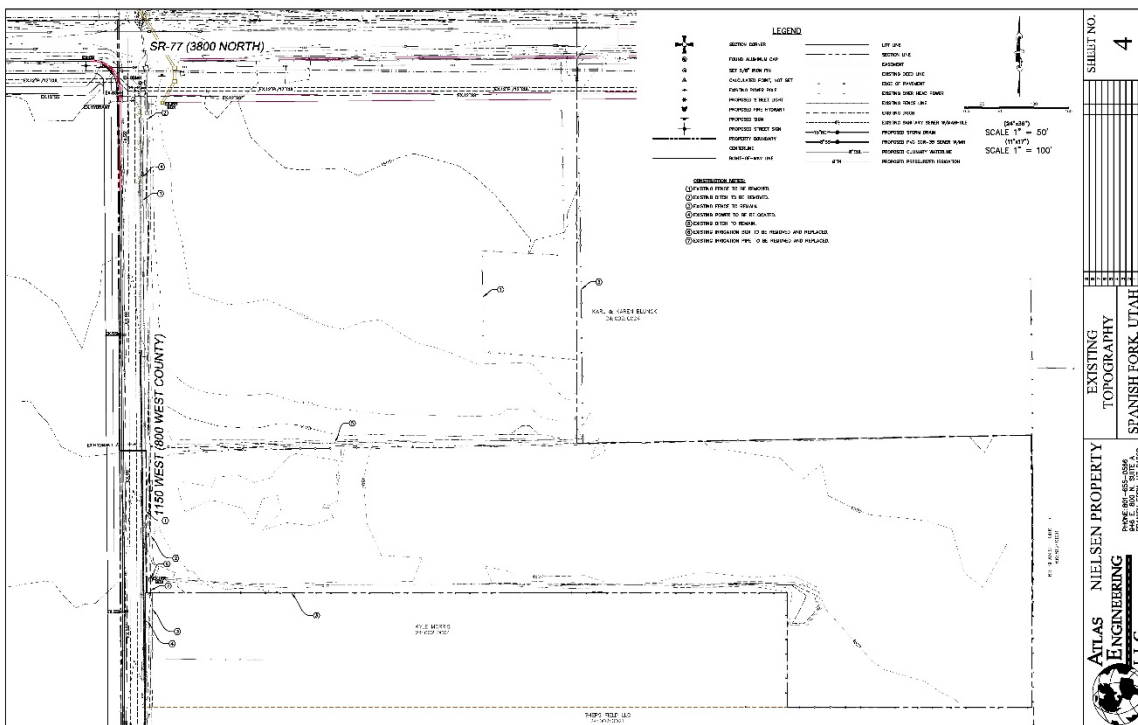
Conditions

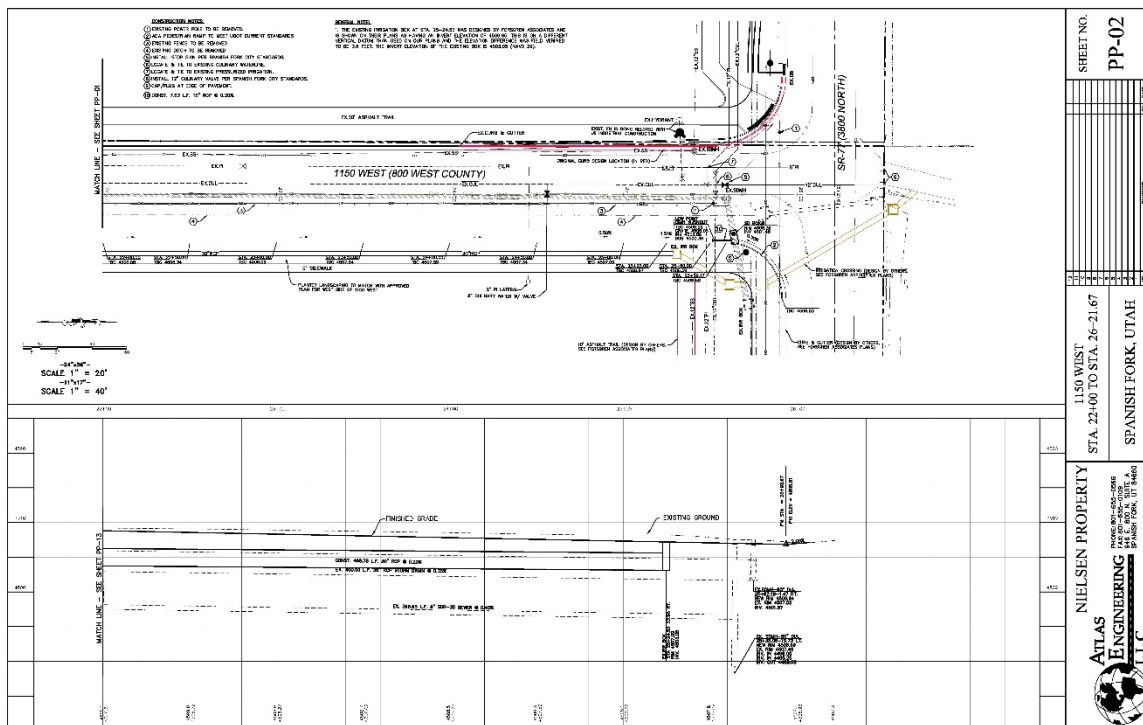
1. That the applicant meets the City's Development & Construction standards, zoning requirements, and other applicable City ordinances.
2. That the applicant addresses any red-lines.

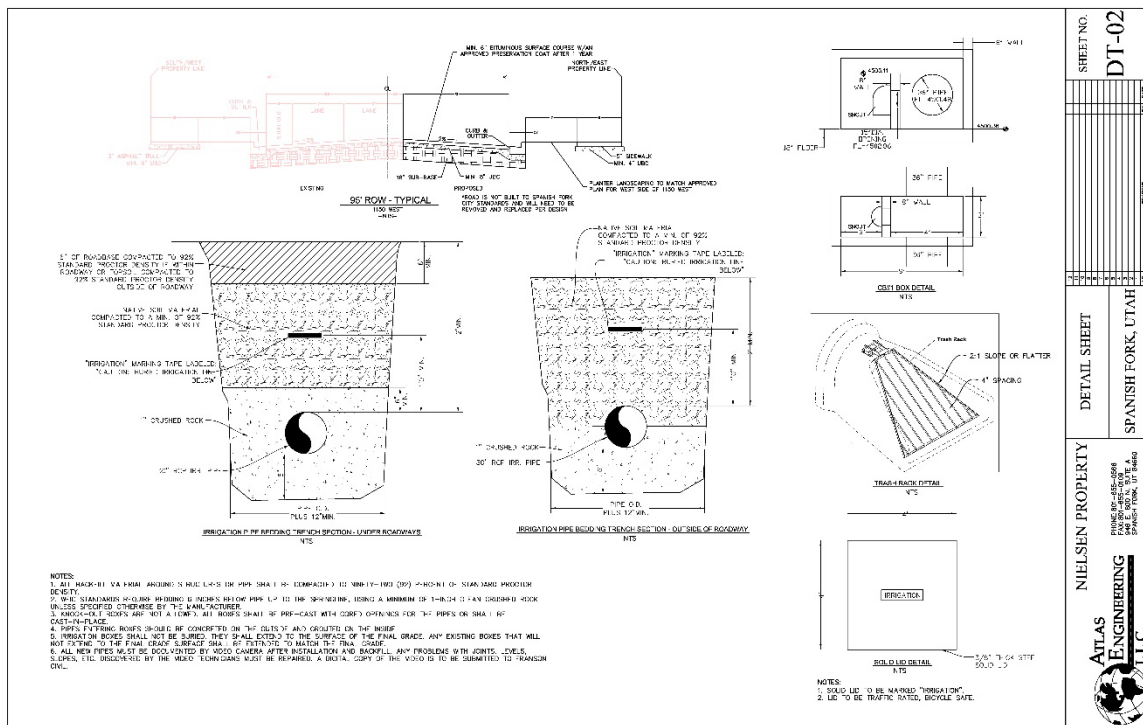
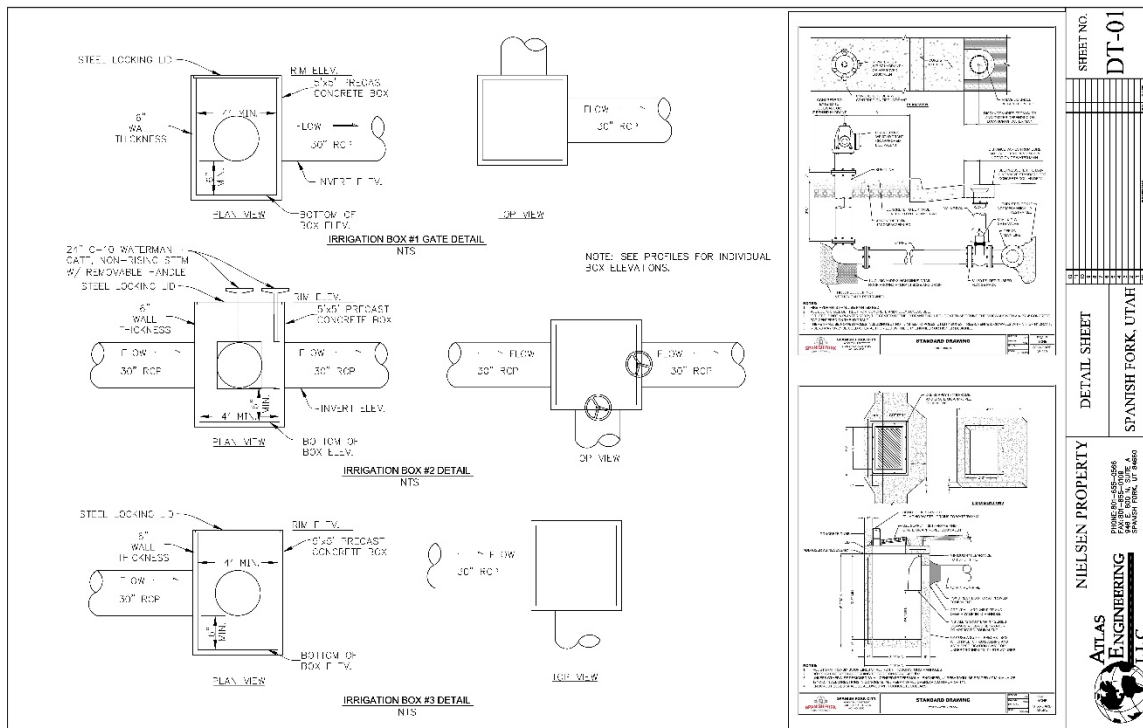
EXHIBITS

1. Proposed Preliminary Plat and Civil Plans.

November 6, 2024









TO: Planning Commission

FROM: Dave Anderson, AICP

DATE: November 6, 2024

RE: Proposed Amendment to Allow Pickleball Courts

This correspondence is provided in response to a request to expressly allow pickleball courts, with a specific parking requirement, within structures in certain zoning districts.

This proposal was reviewed by the Development Review Committee on November 16, 2024. In that meeting, the DRC recommended that the proposal be approved but also expressed concerns about the possibility of have an inordinate number of similar facilities locate in the Industrial 1 Zone. In an effort to address that concern, staff is studying approaches the City may take to limit the number of facilities that might be allowed. Staff anticipates presenting options on potential limits to the Planning Commission and City Council in upcoming months.

Draft language that is intended to accommodate the request to allow indoor pickleball facilities is provided below and correspondence from the applicant is attached.

15.1.04.020 Definitions

...

“Indoor Pickleball Facility”: A building that contains indoor pickleball courts and other improvements that are provided to serve players using the courts.

...

15.3.16.120 I-1 Light Industrial

This district is intended to provide for employment related uses including light manufacturing, assembling, warehousing, and wholesale activities. Associated office and support commercial uses are allowed. Uses that emit significant amount of air, water, or noise pollution will not be allowed. Residential uses are not allowed.

A. Permitted Uses:

1. Adult Day Care.

2. Agriculture, including the Production of Food and Fiber Crops, Tree Farms, Grazing, and Animal Husbandry of Livestock, not including Feedlots.
 3. Automotive Repair.
 4. Automotive Service, Paint and Body Work, another consumer goods repair.
 5. Caretaker's Residence.
 6. Car Wash (self or full service).
 7. Child Care Centers
 8. Contractor Warehouse and Storage Yards.
 9. Financial Institutions.
 10. Funeral Homes.
 11. Indoor Manufacturing, Assembly and Storage of finished products.
 - 12. Indoor Pickleball Facility.**
 13. Instructional Studios.
 14. Lube Centers.
 15. Lumber and Building Material Yards.
 16. Municipal Facilities required for local service.
 17. New and Used Automobile, Motorcycle, Boat, Truck, Recreational Vehicle Sales and Rental Facilities, and Repair Services associated with such facilities.
 18. Office Supply, Copying, Printing businesses.
 19. Offices.
 20. Outdoor display areas.
 21. Research, Development, and Testing services.
 22. Restaurants.
 23. Retail businesses.
 24. Telecommunication Towers not taller than 60 feet.
 25. Tire Care Centers.
 26. Trade or Business schools.
 27. Trucking and Warehousing.
 28. Veterinary Offices for large animals and/or outside boarding of animals.
 29. Wholesale Trade Businesses except explosives or automobile wrecking or salvage yards.
- B. Uses Subject to Conditions:
1. Outdoor storage areas (see §15.3.24.090(I)).
 2. Seasonal Sales and Special Events (as described in §15.3.24.050 et seq.).
 3. Sexually Oriented businesses as defined in Chapter 5.28 of the Spanish Fork Municipal Code.
- C. Uses Subject to Conditional Use Permit (see §15.3.08.060):
1. Commercial Kennels, Animal Shelters, and Veterinary Hospitals with outdoor boarding or exercise facilities.
 2. Drive-in Theaters.
 3. Indoor Commercial Recreation Facilities.
 4. Jails, for County and/or City.
 5. Meat Processing Facilities
 6. Outdoor Commercial Recreation Facilities.

- 7. Publicly owned and operated compost facilities.
- 8. Publicly owned and operated recycling centers.
- 9. Rehabilitation Treatment Facilities.
- 10. Residential Treatment Centers (not owner occupied).
- 11. Shelter Care Facilities.
- 12. Telecommunication Towers taller than 60 feet.
- D. Accessory Buildings and Uses (see §15.3.24.090).
- E. Development Standards (see Table 2).
- F. Site Plan/Design Review (see §15.4.08.010 et seq.).
- G. Landscaping, Buffering, Walls (see §15.4.16.130).
- H. Signs (see §5.36.010 et seq.).
- I. Parking (see §15.4.16.120).

15.4.16.120 Off Street Parking

- 1. Parking Requirements by Use:

USE	MINIMUM # OF SPACES
Arcades	1:100 square feet
Auditorium, Stadium, Event Center, Private Clubs, Health Clubs, Theaters	1:100 square feet or 1:5 seats, whichever is greater
Auto Repair	1:100 square feet
Automobile Service Station	1:200 square feet
Banks, Financial Institutions	1:250 square feet
Barber Shop or Beauty Shop	1:100 square feet
Batting Cages	1:cage
Bowling Alley	4:lane

Churches	1:5 seats or 90 linear inches per pew
Child Care Center	1:employee, plus 1:10 children
General/Professional Office	1:300 square feet
Golf Course	6:hole
Golf Course (Miniature)	2:hole
Home Furnishings, Major Appliances	1:5000 square feet
Hospitals	1:bed
Indoor Pickleball Facility	3:per court, no less than 12
Indoor Playground	1:250 square feet
Indoor Playground in I-1 zone	1:300 square feet
Instructional Studio	1:400 square feet
Lube and Tire Centers	1:300 square feet
Manufacturing/Assembly/Wholesale/Warehouse	1:employee on the highest shift
Mixed Uses or Unlisted Uses	To be determined by the Community Development Director
Motels/Hotels	1:room
Motels/Hotels - Restaurants/Banquet/Meeting Room Space	1:200 square feet
Medical/Dental Office	1:200 square feet
Residential single-family	A garage with space for at least one (1) vehicle and additional space so that a minimum of two (2) parking spaces per home are provided.

Residential multi-family	A garage with space for at least one (1) vehicle and additional space so that a minimum of two (2) parking spaces per homes are provided. In addition, one (1) guest parking space is required for every three (3) homes.
Restaurant - freestanding	1:100 square feet
Restaurant - associated with another use (Motel/Hotel, School, Recreation Facility or similar)	1:200 square feet
Retail/Shopping Center (including up to 10% restaurant, health club, beauty shops, additional percentages calculated at rate for each use)	1:250 square feet
Retirement/Senior Housing/Nursing Home	1:employee on highest shift plus 0.4:unit
School, Elementary	2:classroom
School, Middle or Junior High	3:classroom
School, High School	7:classroom
School, College	10:classroom
School, Vocational/Technical	1:2 students
Storage Building/Space	0.5 per 1,000 square feet of storage space
Trampoline Park	1:300 square feet
Water Park, Theme Parks	To be determined by the Community Development Director

attachment: applicant correspondence

The Picklr: Parking Requirement & Use

Application: Conditional Use Permit (15.3.08.060)

Background:

The El Tenedor development project consists of a Class A rear-load industrial grade building comprising of 134,564 square feet. A prospective tenant, The Picklr ("Picklr" or "Tenant") , has entered into a Letter of Intent to occupy 33,161 SF to operate a Picklr pickle ball franchise. Current negotiations contemplate the installation of 12 indoor courts that will be available by reservation. Tenant's business model anticipates it will operate from 6:00 am to midnight 7 days a week although peak demand is estimated to be early morning (between 6:00 a.m. and 8:00 a.m. and evenings between 6:00 p.m. and 10:00 p.m. which we believe will be outside of typical industrial business hours and compatible with more traditional industrial uses.

About Tenant:

The Picklr currently owns and operates six indoor pickle ball locations in Utah: Sandy, West Jordan, Kaysville, Logan, Uintah, and St. George. These locations were opened beginning in 2021. In addition Picklr has announced plans to open at least three more locations in Utah and has sold more than 300 additional franchise locations across the United States. In addition to Picklr, there are numerous other commercial pickle ball operations currently operating along the Wasatch Front but most of this analysis is limited to Picklr operations.

Parking:

Parking data has been collected at all Utah locations since opening. Based on Picklr's internal parking data, average vehicle occupancy is 2.5 vehicle stalls per court. Assuming full occupancy of the 12 courts proposed for the Spanish Fork location, it is anticipated that Picklr customers may utilize up to 30 parking spots per hour during peak operation. Additionally, Picklr typically has 1-3 employees during business hours.

Other cities in Utah have established parking requirements that are tailored to a pickleball use. Clearfield (not Picklr) requires two (2) stalls per pickleball court. Herriman, which has an outdoor commercial recreation use, requires two (2) stall per court plus one (1) stall per each 500 SF of non-court premises area.

Recommendation:

Based on the date we have collected for pickle ball use in other jurisdictions, we recommend that Spanish Fork allow a conditional use to allow Picklr to operate in the El Tenedor building which requires Picklr to have access to 2.5 stalls per court totaling 30 stalls and an additional 5 stalls as employee parking totaling 35 stalls. We believe this provides sufficient parking during peak operating hours and is consistent with other operating sites around Utah.

We also point out that the current proposed Picklr premises is on an endcap and there are sixty parking stall near the entrance of the Picklr premises which are away from truck parking and drive aisles (see attached site plan). This should minimize if not eliminate any possible conflict with traditional industrial parking and traffic uses.

We propose this conditional use for the proposed Picklr at El Tenador and that Spanish Fork monitor the parking for 6-12 months at which time Spanish Fork may consider adopting a new zoning category to allow pickle ball and related uses to operate in both traditional retain as well as industrial park zones.