



**Wednesday, February 5, 2025
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 February 5, 2025.

Planning Commissioners

**Todd Mitchell
John Mendenhall
Shauna Warnick
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. January 22, 2025.

4. Zone Change & Preliminary Plat (Public Hearings for the Zone Changes)

A. CONDOR HEIGHTS ZONE CHANGE. This proposal involves changing the zoning from R-R to R-1-15 with a Development Agreement to accommodate a Preliminary Plat for a residential development with five proposed lots located at 713 South 3400 East.

B. CONDOR HEIGHTS SUBDIVISION. This proposal involves approving a Preliminary Plat with a Development Agreement for a residential development with five proposed lots located at 713 South 3400 East.

C. ZIONS LANDING ZONE CHANGE 2.0. This proposal involves changing the current zoning of a property from A-E to R-1-9 with the Complete Neighborhood Overlay to accommodate a residential subdivision to be developed at 1495 East 400 North.

D. ZIONS LANDING SUBDIVISION 2.0. This proposal involves the approval of a Preliminary Plat for six single-family residential lots to be located at 1495 East 400 North.

E. CANYON COURT URBAN ZONE CHANGE. This proposal involves changing the zoning from R-3 to C-2 to allow for the development of commercial spaces to be located at approximately 400 North Spanish Fork Parkway.

F. CANYON COURT URBAN SUBDIVISION. This proposal includes the approval of a Preliminary Plat for seven commercial lots to be located at approximately 400 North Spanish Fork Parkway.

5. Adjourn

Draft Minutes
Spanish Fork City Planning Commission
80 South Main Street
Spanish Fork, Utah
January 22, 2025

Commission Members Present: Chairman **Todd Mitchell**, Commissioners, **Shauna Warnick, Michelle Carroll, Mike Clayson.**

Absent: John Mendenhall

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

Citizens Present: Jackie Larson, Matt Larson, Kevin Pritchett, Kason Shank, Dustin McBride, Gary Larson, Jake Laskey, Tate Murphy, Trevor Randolph, Jordan Daley.

WORK SESSION

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

PRELIMINARY ACTIVITIES

Pledge of Allegiance

Commissioner Clayson led the pledge.

MINUTES

December 4, 2025

Commissioner Clayson **moved** to approve the minutes from December 4, 2025.

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

AGRICULTURE PROTECTION AREA CREATION

LARSON AGRICULTURE PROTECTION AREA

David Mann presented the proposal. He stated this proposal would create a 41-acre, agriculture protection area in the southwest region of the City. He stated this will include 5 parcels that are zoned Rural Residential and R-1-30. He provided a presentation to the Commissioners that illustrated which parcels are proposed to be included in the area. He provided details of the review and approval process. He stated that staff is recommending approval of the area with the exclusion of space for master planned facilities.

Commissioner Mitchell spoke briefly about the notes that are included from the County Agriculture Advisory Board meeting.

Commissioner Warnick asked if the different parcels are owned by separate entities and if this is why there is a need for three separate legal descriptions and it was stated that this is correct. It was stated the legal description would not include existing right-of-ways that are owned by the City.

David Mann provided further explanation on the reasoning for the need for different legal descriptions. He further explained the benefits a property owner may see from including their properties in an agriculture protection area.

Dave Anderson stated this is the first bona fide application for an agriculture protection area within Spanish Fork. He stated there are several areas located just outside the City's boundary. He provided additional information on benefits to the property owners with being included in a protected area. He stated that a couple of the benefits of being in a protected area include protection from nuisance complaints or lawsuits. This protected area allows property owners to continue to farm for as long as they wish.

There was discussion regarding what is permitted within the agriculture protection areas. The Commissioners felt since this is the first application, they wanted to learn more about this so they can make a more informed decision.

Commissioner Warnick asked for clarification from the minutes from the DRC meeting held earlier that day, and asked if the Bowdy Smith property is being excluded from the protection area as it does not have greenbelt status and does not meet the criteria. It was clarified that this was information passed on from City Manager Seth Perrins but that this exclusion was not included in the final motion.

Commissioner Mitchell asked Dave Anderson for coaching on what would be the course of action from the Planning Commission tonight and Dave Anderson stated that with the timing of the meeting tonight and the timing of when the application was submitted, the decision has already been made due to the timing and so this application is considered approved and moving forward to the City Council.

Dave Anderson stated that he felt it was very appropriate for this item to come before the Commissioners to familiarize them with the application process since this is the first one of its kind for the City.

Commissioner Warnick asked if the applicant would like to speak about the proposal.

Jackie Larson rose to speak about the proposal. She spoke briefly regarding the state allowance for an application for agriculture protection area to include land use for a roadway, dwelling site, park, or other non-agriculture use if the land constitutes a minority of the total acreage within the relevant protection area. She expressed that she is not against the widening of any roads or bringing utilities to the area, but she wishes to be part of any development discussion to ensure that the property is still able to continue operating as farmland. She also asked that this be approved as it has been applied for.

Commissioner Mitchell stated there is no further action needed on this proposal and that it will move forward to the City Council. He is in favor of this proposal as he feels this helps preserve Spanish Fork City history with farm lands.

CONDITIONAL USE PERMIT (Public Hearing)

I-1 INDOOR BATTING CAGE FACILITY

Brandon Snyder presented the proposal. He stated the applicant is looking to occupy two units for an indoor batting cage facility. He stated that applicants are proposing to provide more parking than is required by the zoning and use.

Trevor Randolph stated they initially thought they would be classified under an Instructional Studio, which is an allowed use within the I-1 zone but stated that after meeting with the DRC it was determined that this use falls more in line with an Indoor Recreational Use.

There was discussion about the applicant creating a pick up and drop off pattern for their patrons.

Chairman Mitchell opened the public hearing at 6:50 p.m.

There was no public comment.

Chairman Mitchell closed the public hearing at 6:50 p.m.

Commissioner Warnick **moved** to approve the I-1 Indoor Batting Cage Facility 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.

Conditions:

1. That the Applicant meets the City's development and construction standards and other applicable City ordinances.
2. That the Applicant adheres to the statements made in the request letter.

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

ANNEXATION

920 WEST ANNEXATION

Ian Bunker presented the proposed annexation. He stated this annexation consists of two parcels that equal roughly 6.5 acres. He stated that this area has been designated for Medium Density residential that will allow for up to 8 units per acre. He stated that upon annexation into the city, the property would be zoned Rural Residential. He stated the applicant is currently working on a site plan application, but that no formal application has been submitted to the city. He stated that the DRC recommended approval on January 15, 2025 and that the approval was almost unanimous aside from one Committee member who was not in favor of this proposal as there are access and utility concerns.

Brandon Snyder stated that the access concerns pertain to the number of units that would be allowed on a dead end until the road can connect to the north. He stated the concern is finding a long-term solution; otherwise, the developer would need to phase their plans if they exceed the maximum number of units that is currently allowed for the area.

Tate Murphy approached the podium and stated that he felt that Ian Bunker provided a very accurate summary of the proposal. He stated that the site plan will be submitted later this year.

Dave Anderson stated that the staff are recommending approval with the Rural Residential zoning designation.

Commissioner Carroll **moved** to recommend the approval of the 920 West 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 City's General Plan Land Use Designation for the annexation area is predominantly Medium Density Residential.

Conditions:

1. That the R-R Rural Residential zone should be utilized at the time of annexation.

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

Chairman Mitchell moved to adjourn the meeting at 7:00 p.m.

Adopted:

Kasey Woodard
Community Development
Secretary



Condor Heights Subdivision
Zone Amendment & Preliminary Plat
713 South 3400 East
4.18 acres
R-R Zone
Estate Density Residential General Plan
Designation



PROPOSAL

The Applicant submitted applications for Preliminary Plat approval and a proposed Zone Change to the R-1-15 zone. The proposed subdivision includes five lots, a temporary turnaround on the north end, and an 88-foot-wide railroad dedication. All proposed lots exceed the minimum lot size, but due to the triangular shape of the property and existing house on the south side, some deviations from City standards are needed. The house on lot one will remain, but due to the needed right-of-way dedication, the minimum front setback cannot be more than 15 feet. The average depth of lot five is approximately 69 feet, which is significantly less than the minimum requirement of 125 feet in the R-1-15 zone. The lot depth for the buildable portion of the lot on the south side ranges between approximately 84 to 138 feet. Given the size of the subject property, it fails to qualify for consideration as a Master Planned Development. Staff therefore recommends that it be approved with a development agreement that would allow for the needed deviations.

Some of the key other issues to consider are: storm drainage, and future road connections.

RECOMMENDATION

That the proposed preliminary plat and zone change be recommended for approval based on the following findings and subject to the following conditions:

Findings

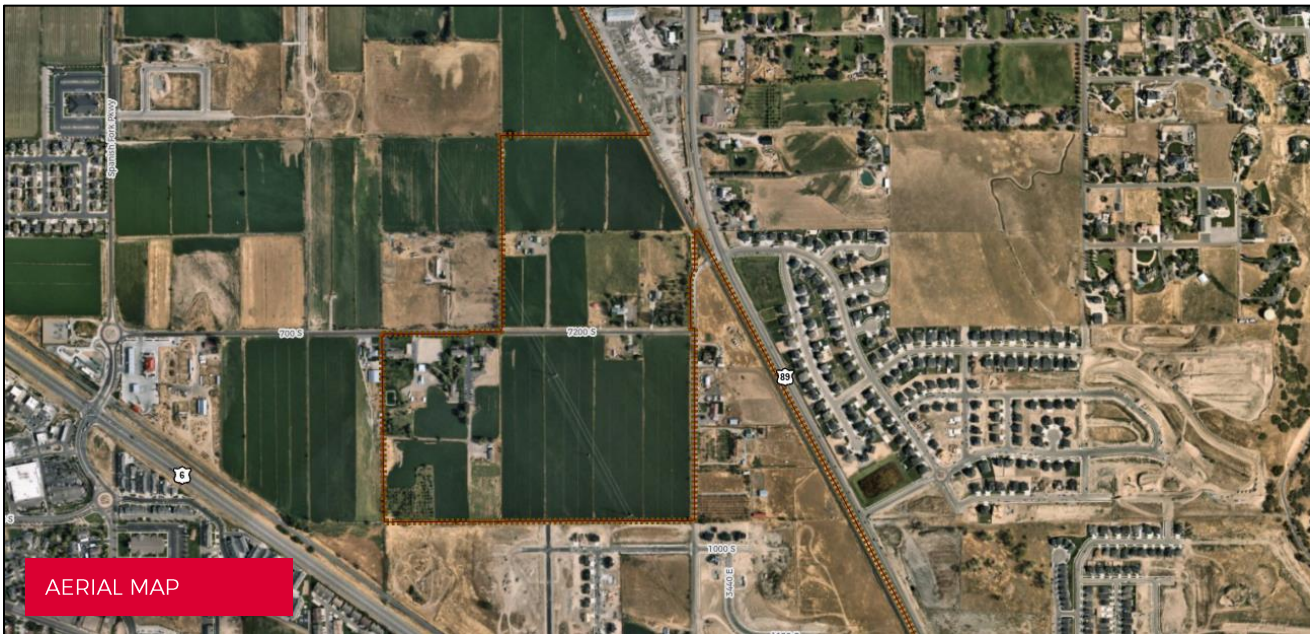
1. That the proposal is consistent with the City's General Plan Designation of Estate Density Residential.
2. Existing conditions make the proposed subdivision layout impossible without deviations from current code.

Conditions

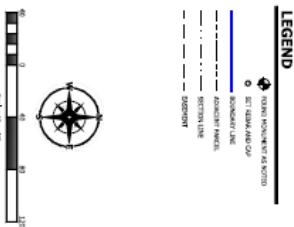
1. That the Applicant meets the City's development and construction standards and other applicable City ordinances.
2. That the City Council approves a zone change from R-R to R-1-15 with an accompanying development agreement that outlines allowed modifications of development standards.
3. That the Applicant addresses any red-lines.

EXHIBITS

1. Proposed Preliminary Plat



LOCATED IN THE NORTH HALF OF SECTION 22, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND
MERIDIAN, SPANISH FORK CITY, UTAH COUNTY, UTAH



A PARCEL OF LAND LOCATED IN THE NORTH HALF OF SECTION 22, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN, SPANISH FORK, UTAH COUNTY, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THENCE NORTH 02°55'45" EAST 689.90 FEET, THENCE NORTH 60°20'00" EAST 7.36 FEET, THENCE SOUTH 28°10'00" EAST 104.38 FEET, THENCE SOUTH 89°46'00" WEST 442.64 FEET TO THE POINT OF BEGINNING.

CONTAINING 182,796 SQUARE FEET OR 4.183 ACRES, MORE OR LESS.

[illegible]

SIGNED THIS _____ DAY
OF _____ 20__

--	--

STATE OF FLORIDA)
COUNTY OF _____)
ON THIS _____ DAY OF _____, IN THE YEAR 20____, BEFORE ME, _____, A JUDICIAL OFFICER DULY QUALIFIED TO TAKE AND FORGIVE OATHS, PERSONALLY APPEARED _____, HUSBAND OF _____, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS (ARE) SUBSCRIBED TO THIS INSTRUMENT, AND ACKNOWLEDGED (HE/SHE/IT) EXECUTED THE SAME FREELY AND OF HER/OUS OWN VOLUNTARY WILL.

STAMP

NOTARY PUBLIC

LOCATED IN THE NORTH HALF OF SECTION 22,
TOWNSHIP 8S, RANGE 3E, 5L BASE AND MERIDIAN

LOCATED IN THE NORTH HALF OF SECTION 22,
TOWNSHIP 8S, RANGE 3E, 5L BASE AND MERIDIAN



HUNT : DAY
3445 Antelope Drive, 812
Syracuse, UT 84076
PH: 801.864.4724
EM: Therese@HuntDay.com



VERIFY SCALES

1

PROJECT INFO

Engineer: T. Ibarra
Designer: R. Mendiola

Perf. No. 1666 • 02

PRELIMINARY

PLAT



Zions Landing 2.0
Zone Change
1495 East 400 North
2.09 acres
Proposed Zone R-1-9 with the Complete
Neighborhood Overlay District
General Plan Designation
Medium Density Residential



PROPOSAL

The Applicant has requested that a Zone Change from A-E Exclusive Agriculture to R-1-9 Residential with the Complete Neighborhood Overlay District be approved in order to redevelop the property. The Applicant has also submitted for Preliminary Plat approval of six lots.

Some of the key issues to consider are: proposed zoning and consistency with the surrounding area.

RECOMMENDATION

That the proposed Zions Landing 2.0 Zone Change be recommended for approval based on the following findings and subject to the following conditions:

Findings

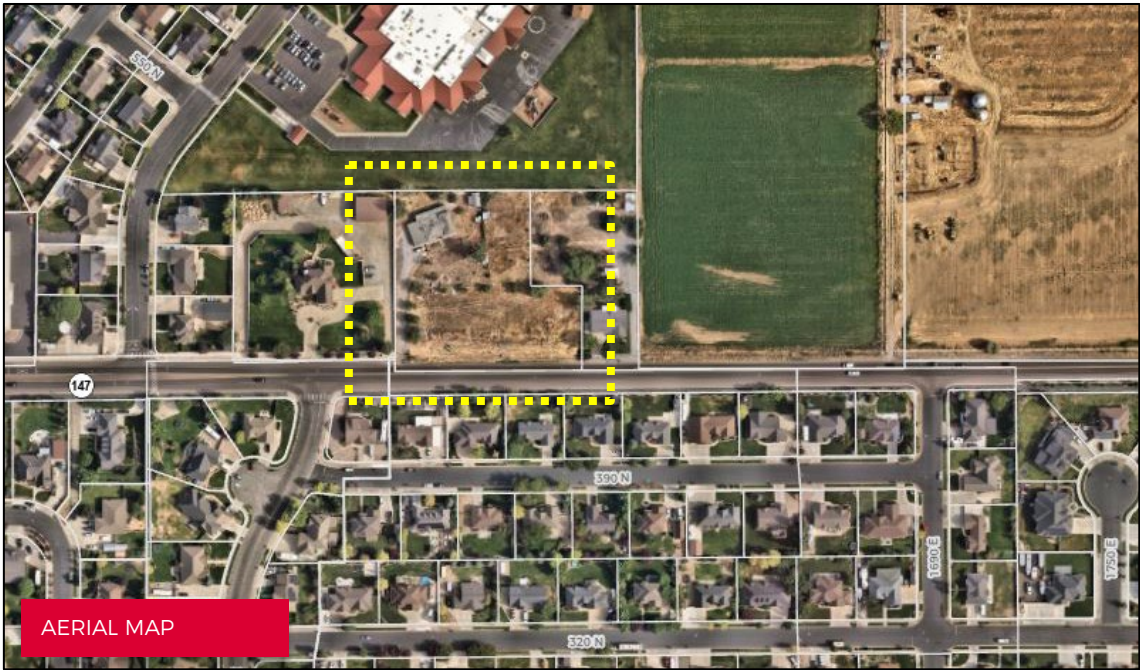
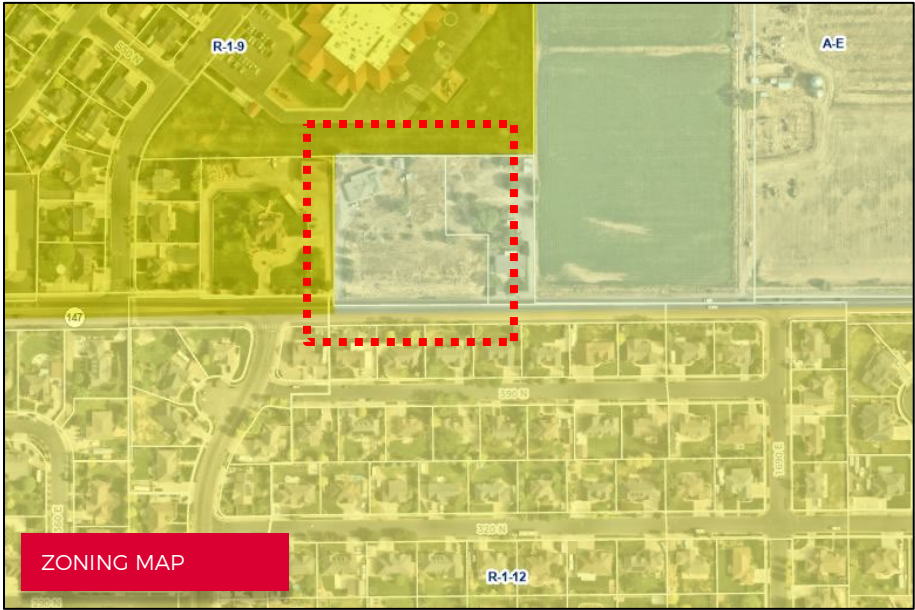
1. That the proposal conforms to the City's General Plan Designation of Medium Density Residential.
2. That the R-1-9 Zoning District is consistent with the area.
3. That the proposal conforms to the intent of the Complete Neighborhood Overlay District.

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 staff review comments.

EXHIBITS

1. Request.
2. Building Elevations.





December 11, 2024

Attn: Dave Anderson
Spanish Fork City

**RE: Zion's Landing
Zone Map Amendment
Letter Request**

Dave,

We write you this letter regarding a Zone Map Amendment request to the following property located in Spanish Fork, Utah:

Address: 1495 East 400 North Spanish Fork, Utah
Parcel ID: 27:009:0166

We propose that the subject property mentioned above be changed on the Spanish Fork City zoning map from Exclusive Agriculture (A-E) to R-1-9 with the Complete Neighborhood Overlay. The R-1-9 zone is a medium density residential zone, which is a designated zone that corresponds with the Spanish Fork City General Plan.

As part of our letter, we want to inform you and the rest of the Spanish Fork City Staff that we had a workshop session with the Spanish Fork City Planning Commission on December 4, 2024. With this new zone amendment application, we adjusted the lot layout and density compared to our previous application, which was denied by the Planning Commission and City Council. The overall response from the Planning Commission in our workshop session was very positive. We feel confident that the proposed zone map amendment request will be beneficial to the city and surrounding property owners.

If you have any further questions regarding our letter, please let us know.

Thanks,

Taione Militoni | *Owner*
Mount Zion Construction
taione@builtbyzion.com

Nate Heaps | *Owner's Rep*
Caleta Capital
nate@caletacapital.com

February 5, 2025

Zions Landing Conceptual Renderings



Zions Landing Conceptual Renderings





Milioni Project

SCALE: As Noted
DATE: 1/17/2025


PAGE: 1/4
Perspectives

LURADIANCE
DESIGN AND CONSTRUCTION SERVICES


Taione Milioni

801-528-7260
taione@luradiance.com

UT



SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



NORTH ELEVATION
SCALE: 1/8" = 1'-0"

Milioni Project

SCALE: 1/8" = 1'-0"
DATE: 1/17/2025

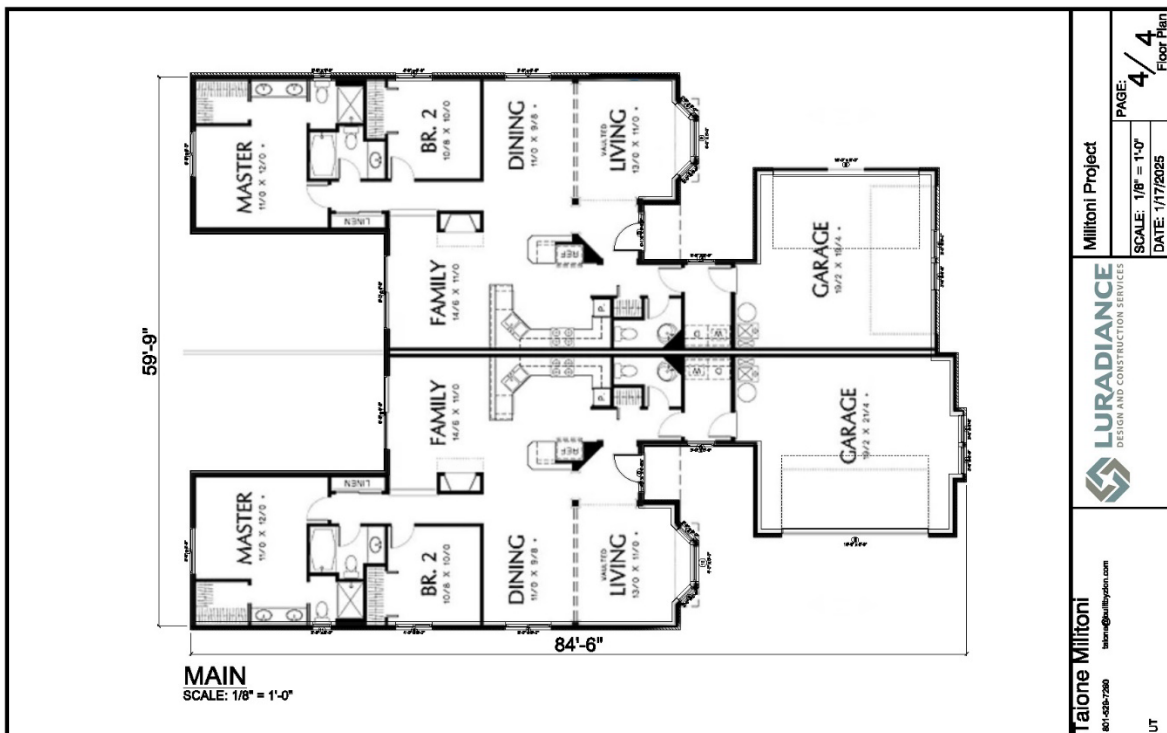
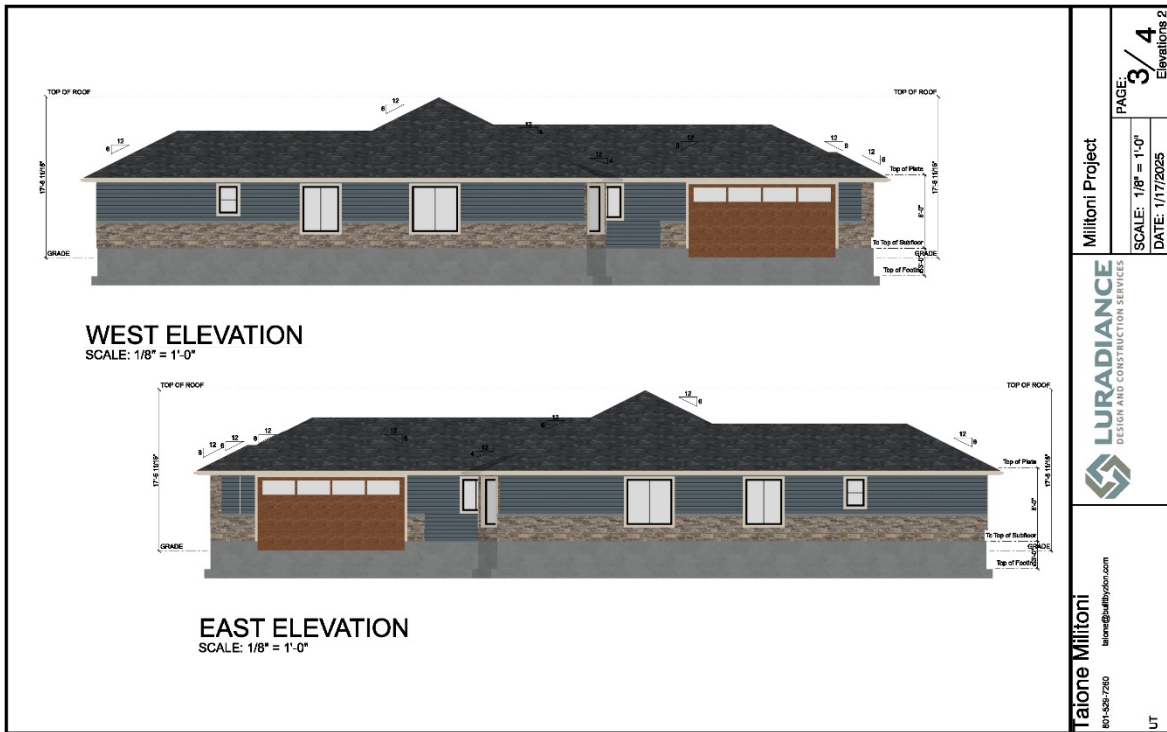
PAGE: 2/4
Elevations 1

LURADIANCE
DESIGN AND CONSTRUCTION SERVICES

Taione Milioni

801-528-7260
taione@luradiance.com

UT





Zions Landing Subdivision 2.0
Preliminary Plat
1495 East 400 North
2.09 acres
R-1-9 with the Complete
Neighborhood Overlay District
General Plan Designation
Medium Density Residential



PROPOSAL

The Applicant has requested that a Preliminary Plat be approved in order to create six single-family residential lots. The proposal will provide a stub street to the east.

The Applicant has requested the Complete Neighborhood Overlay District be approved in order to allow for a twin-home on lots 1A and 1B. The lots range in size from 9,007 to 9,675 square feet with over eighty-five feet of frontage. (The twin-home lots are proposed to be 7,461 and 7,727 square feet, with seventy feet of frontage each.)

Some of the key issues to consider are: setbacks, utilities, storm drainage, timing of full improvements for lot 5, access and subdivision improvements.

RECOMMENDATION

That the proposed Zions Landing Subdivision 2.0 Preliminary Plat be recommended for approval based on the following findings and subject to the following conditions:

Findings

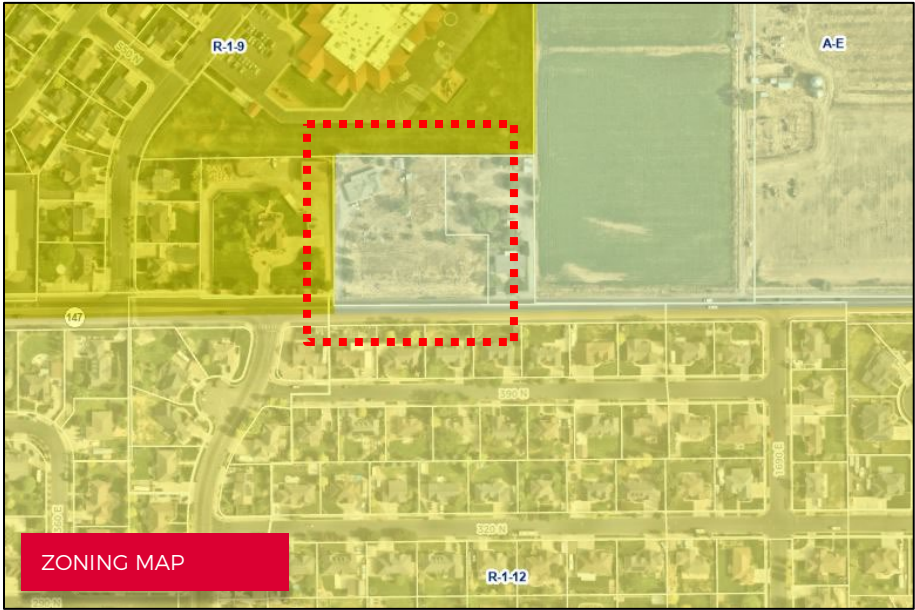
1. That the proposal conforms to the City's General Plan Designation of Medium Density Residential.
2. That with minor modifications the proposal will conform to the intent of the Complete Neighborhood Overlay District.

Conditions

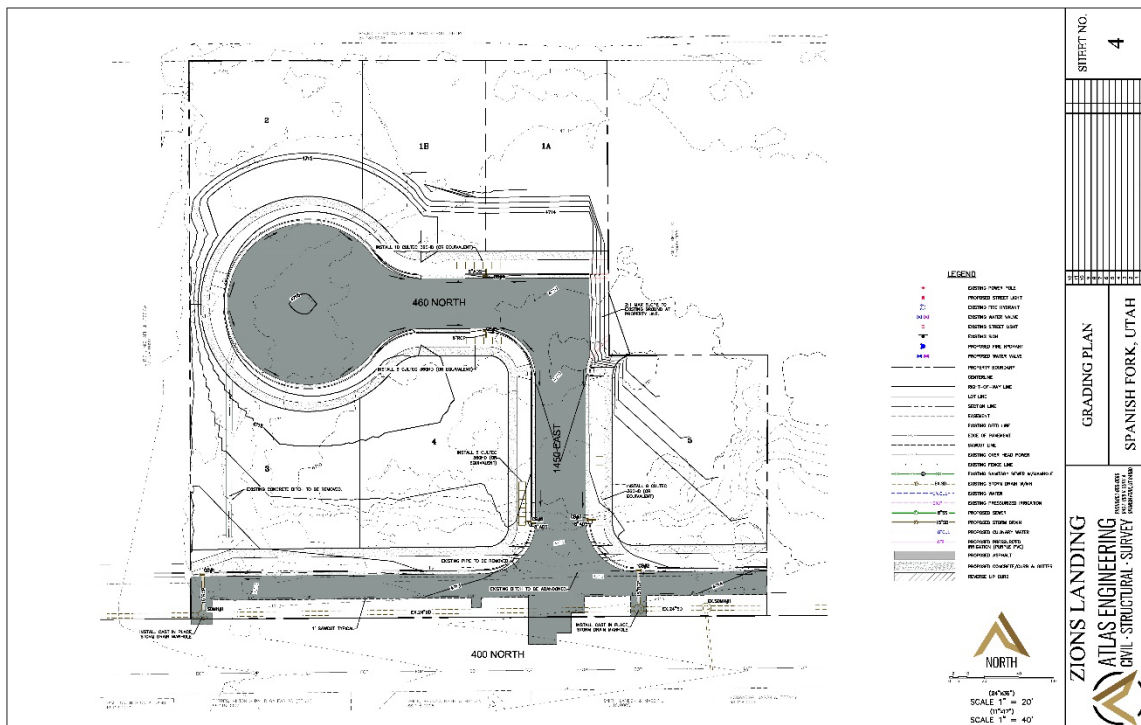
1. That the Applicant meets the City's development and construction standards, zoning requirements and other applicable City ordinances.
2. That the Applicant addresses any staff review comments.
3. That the City Council approves of the associated Zone Change.

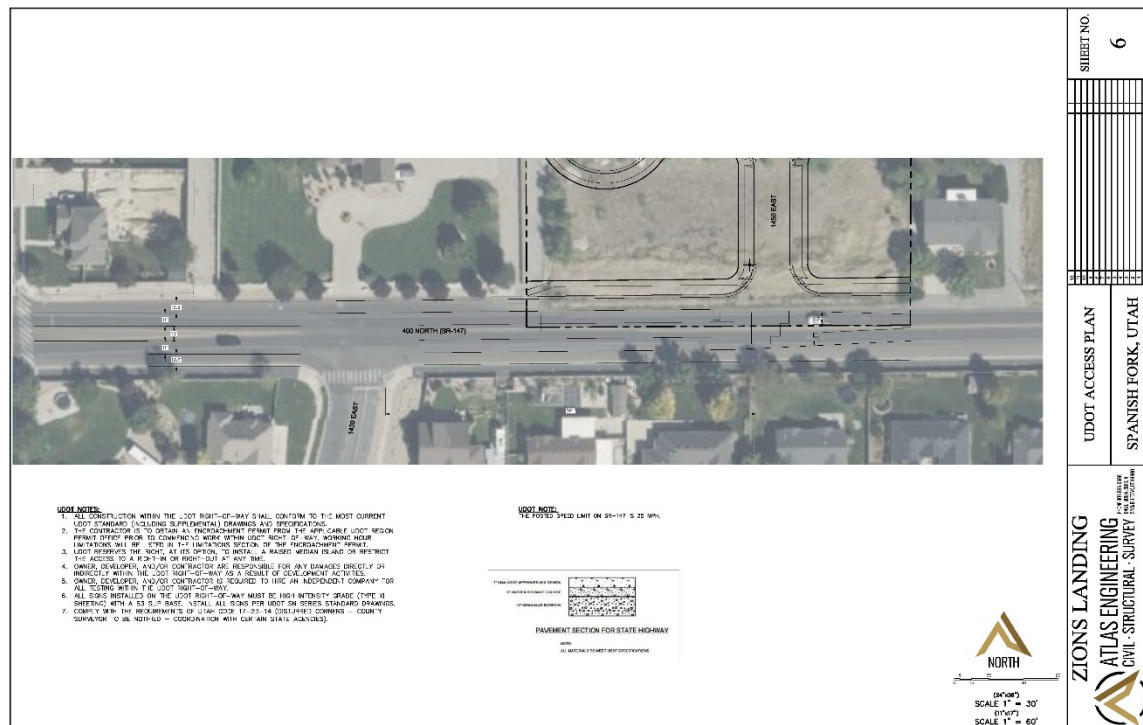
EXHIBITS

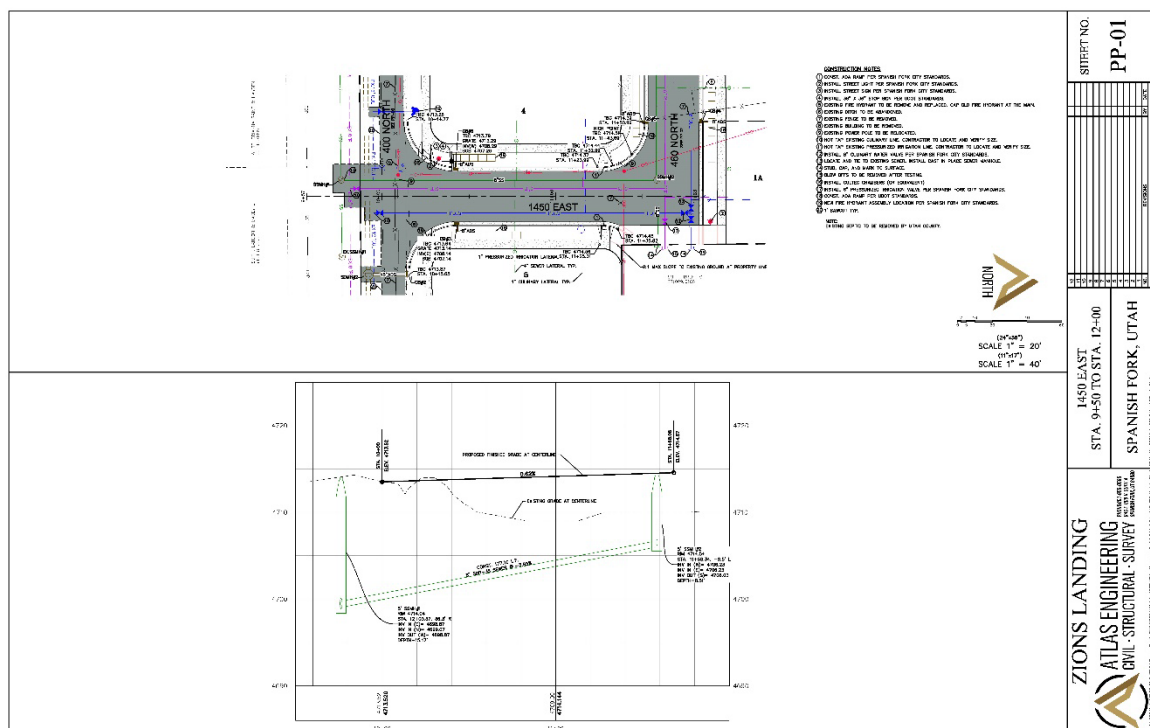
1. Preliminary Plat.

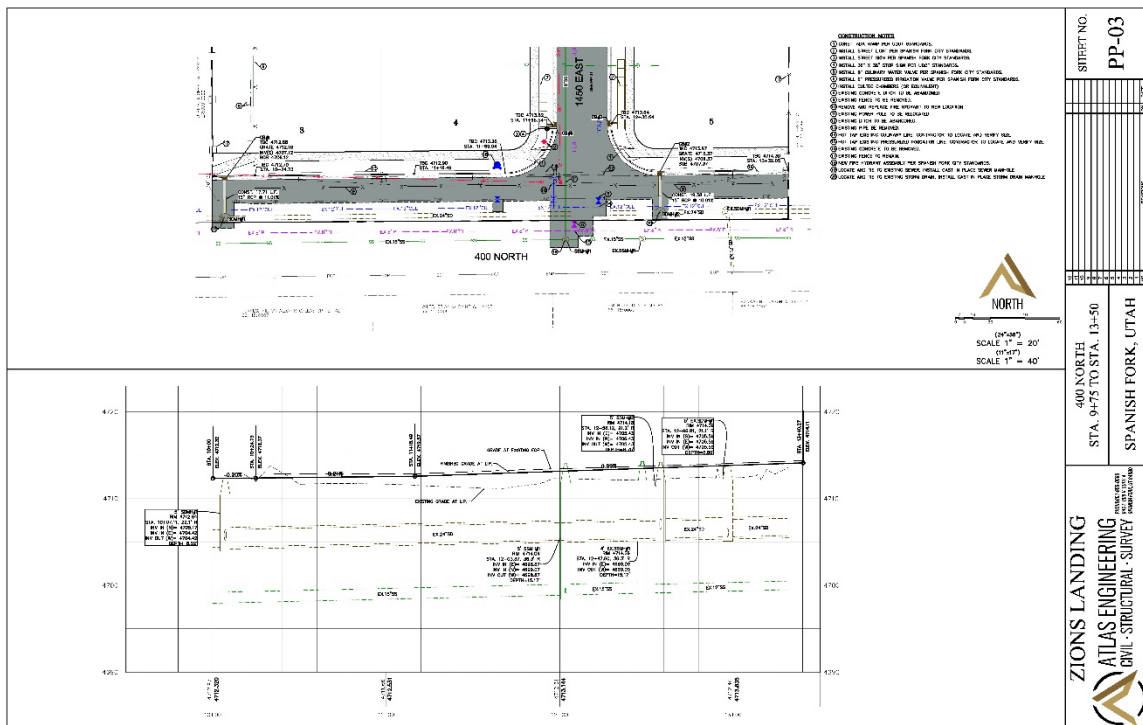
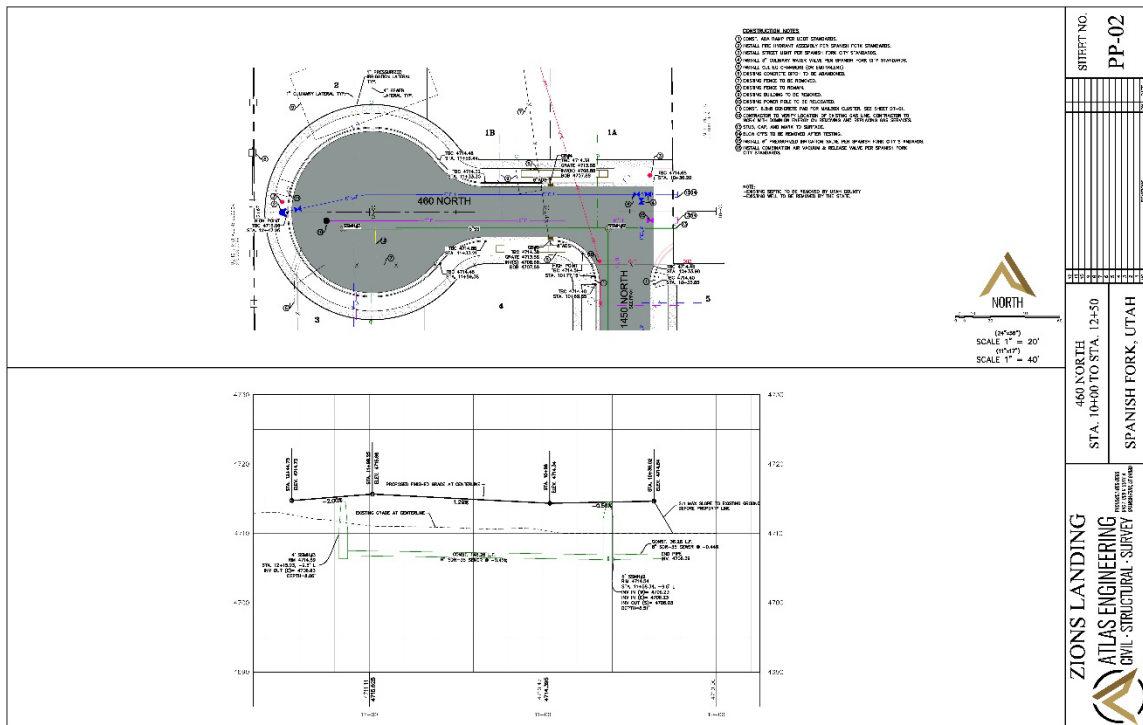


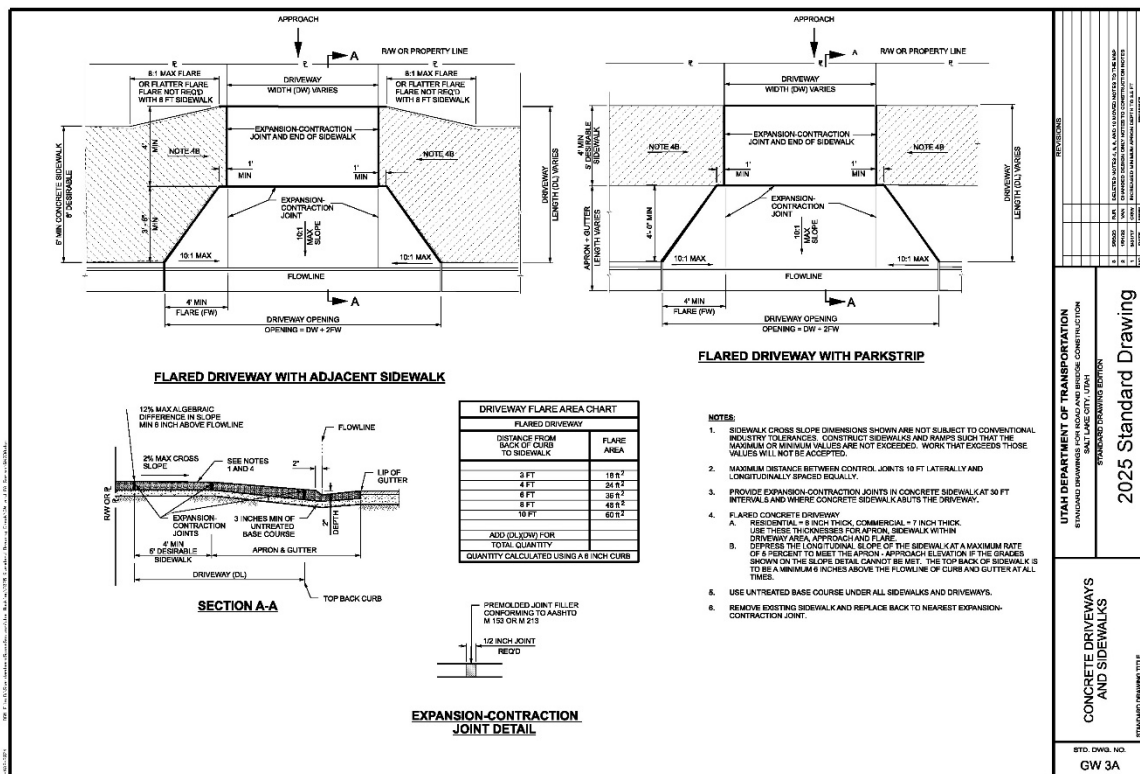
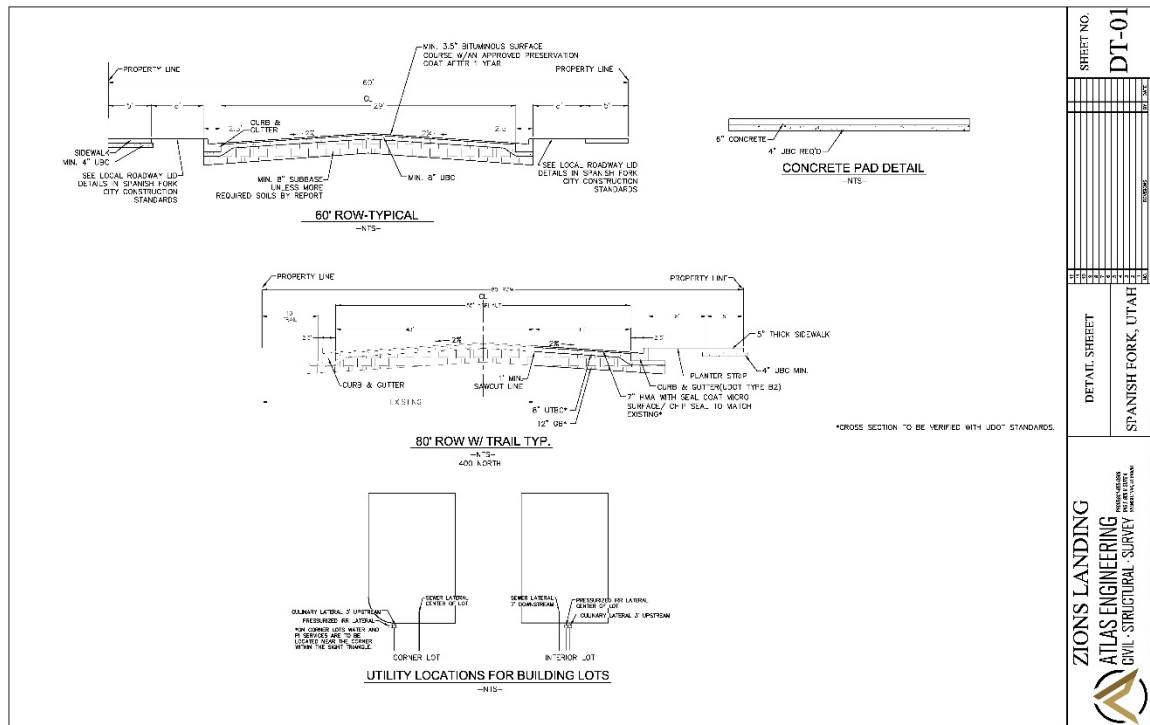
February 5, 2025

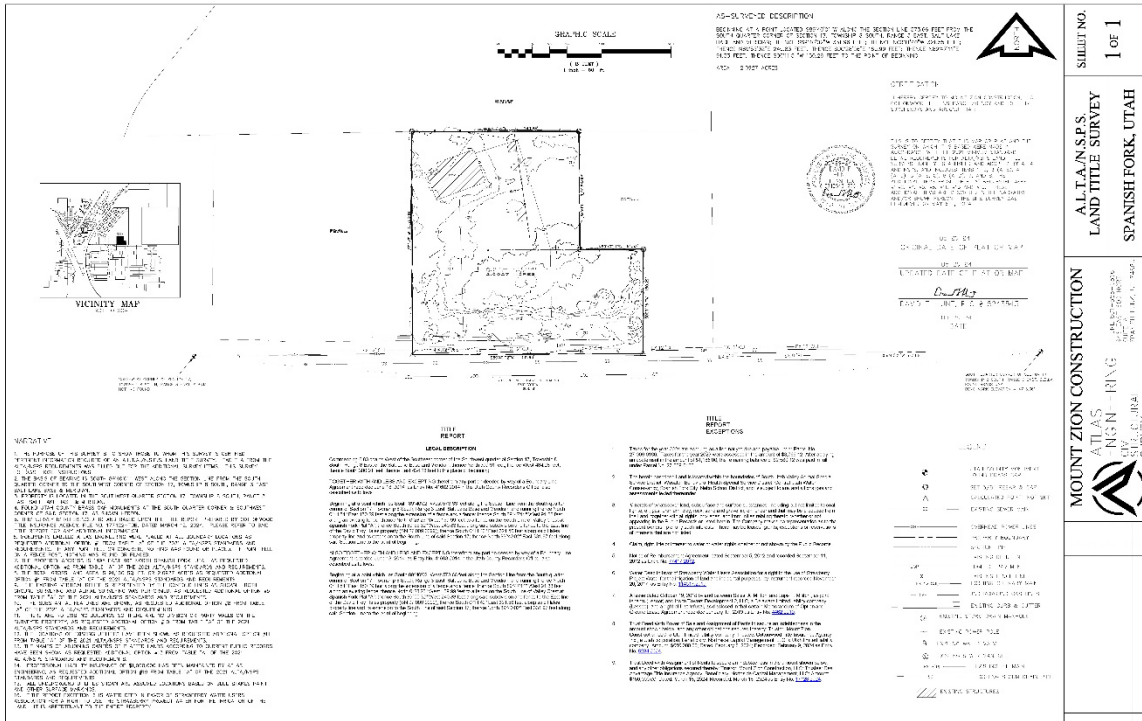
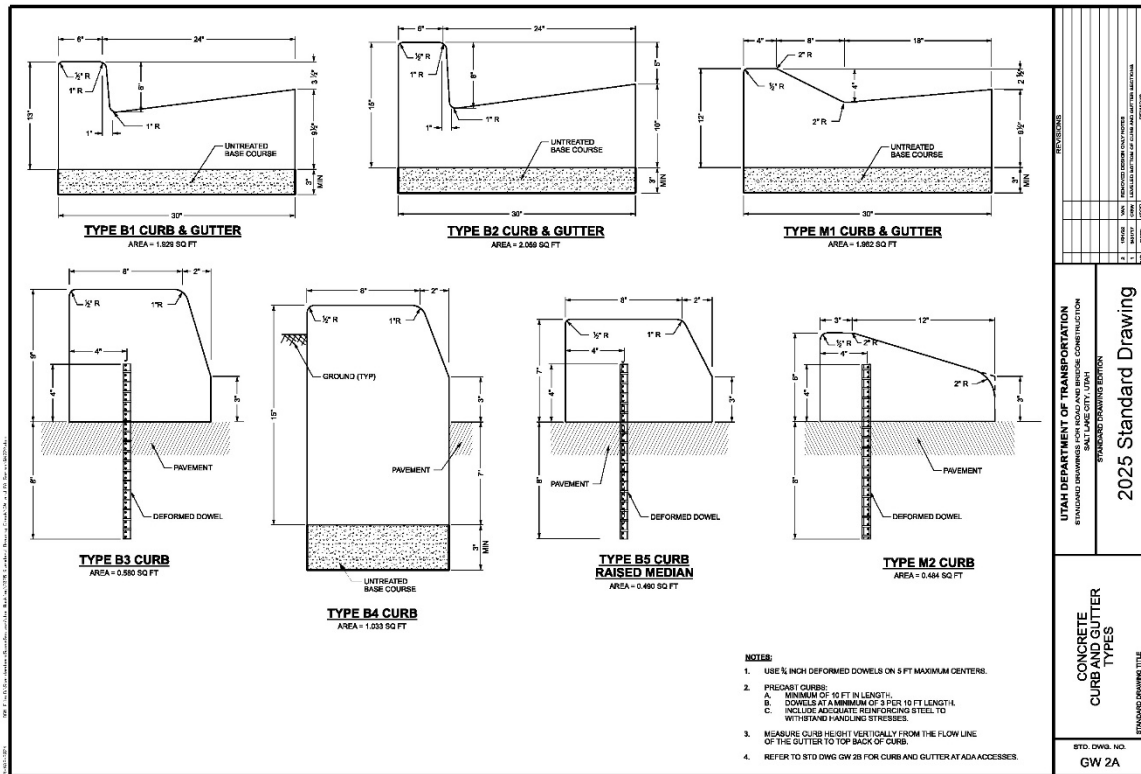














Canyon Court Urban
Zone Change
400 North Spanish Fork Parkway
14.88 acres
Proposed Zone C-2 General Commercial
General Plan Designation
Commercial



PROPOSAL

The Applicant has requested that a Zone Change from R-3 to C-2 General Commercial be approved in order to develop the property commercially. The Applicant has also submitted for Preliminary Plat approval of seven commercial lots.

Some of the key issues to consider are: access and improvements.

RECOMMENDATION

That the proposed Canyon Court Urban Zone Change be recommended for approval based on the following findings and subject to the following conditions:

Findings

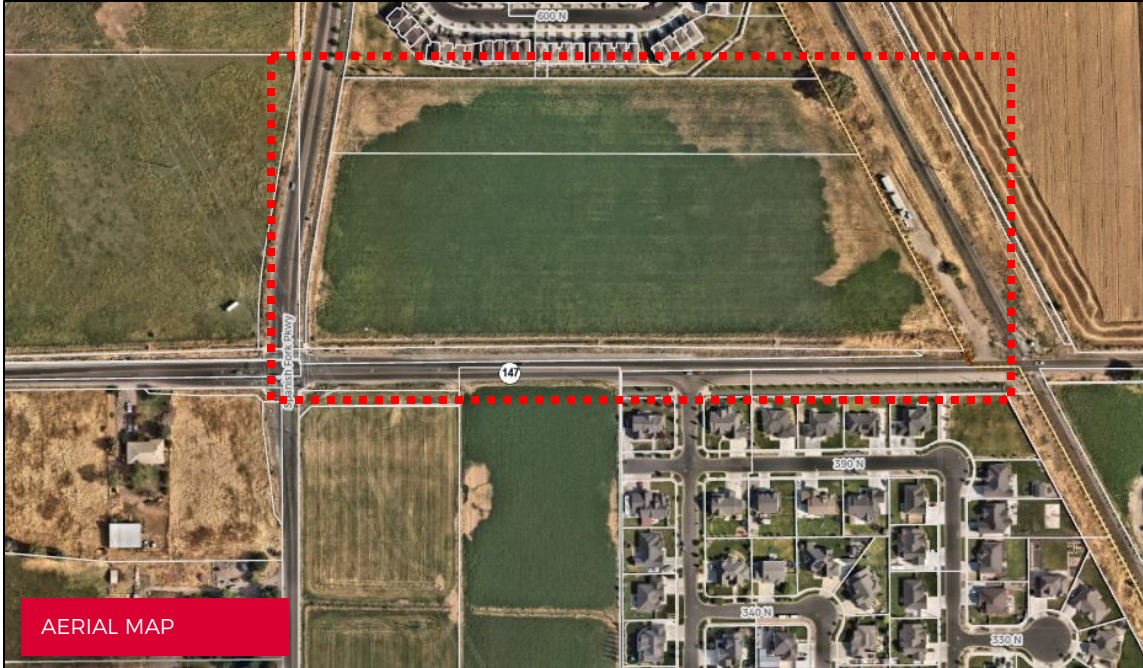
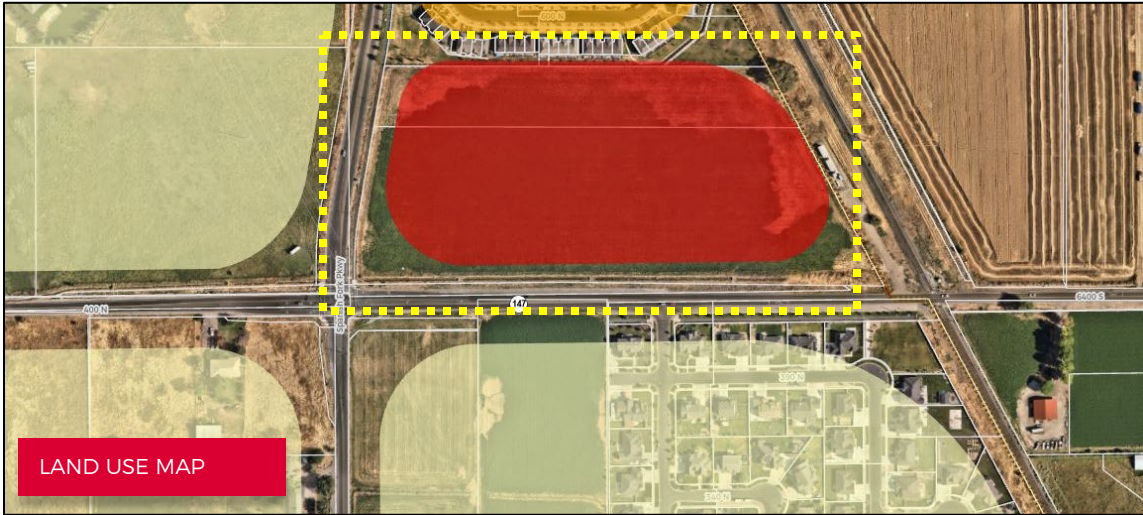
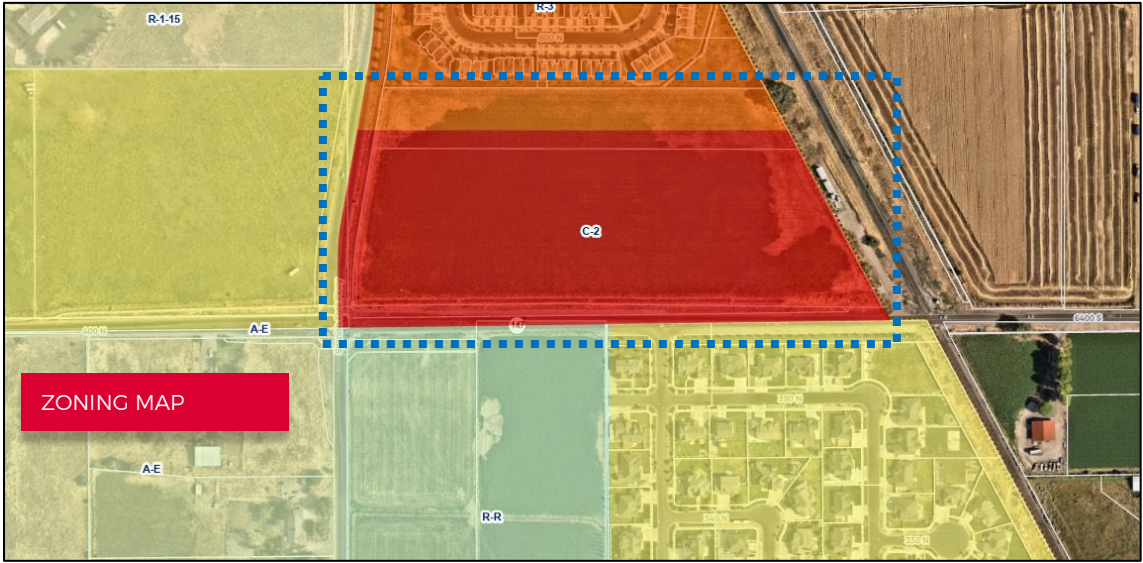
1. That the proposal conforms to the City's General Plan Designation of Commercial.
2. That the proposal provides for a new commercial center at a major intersection.
3. That the proposed commercial center is adequately sized to minimize the impact on the residential character of the area.

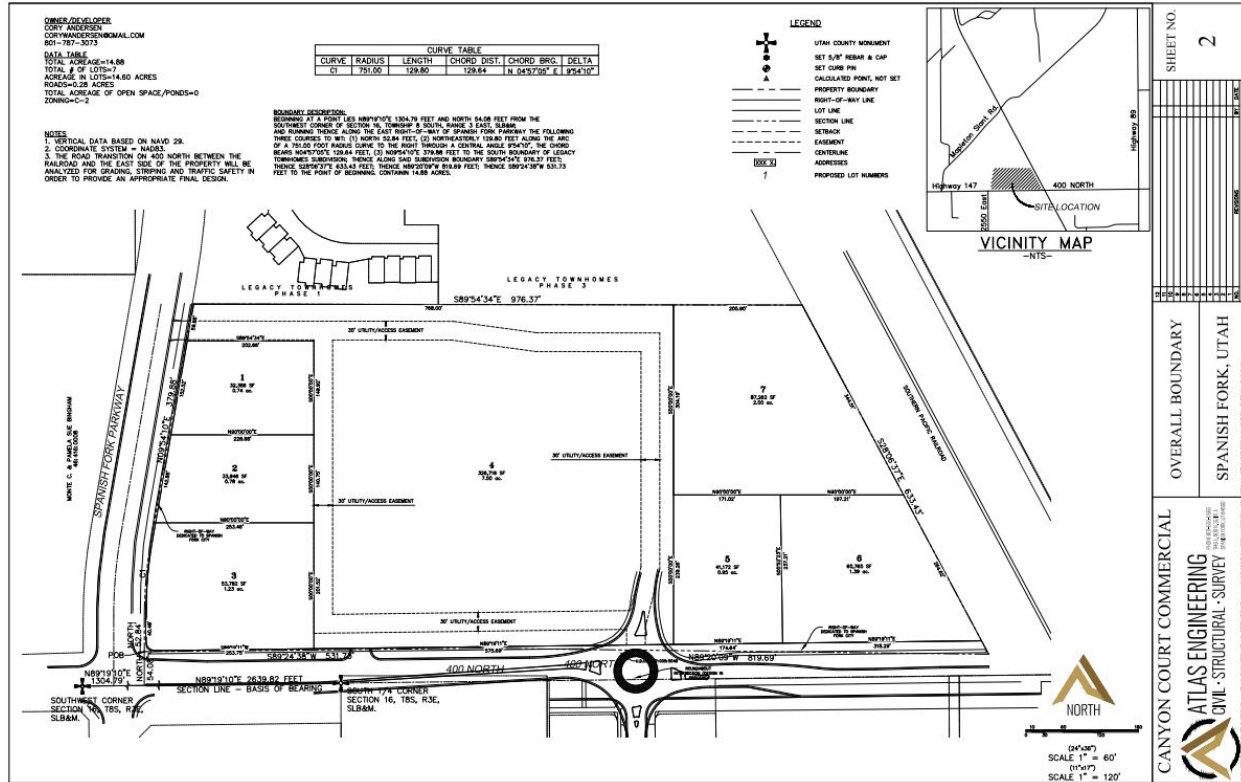
Conditions

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 staff review comments.

EXHIBITS

1. Proposed Preliminary Plat.







Canyon Court Urban
Preliminary Plat
400 North Spanish Fork Parkway
14.88 acres
C-2 General Commercial
General Plan Designation
Commercial



PROPOSAL

The Applicant has requested that a Preliminary Plat be approved in order to develop the property into seven commercial lots.

Some of the key issues to consider are: access and improvements.

RECOMMENDATION

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

Finding

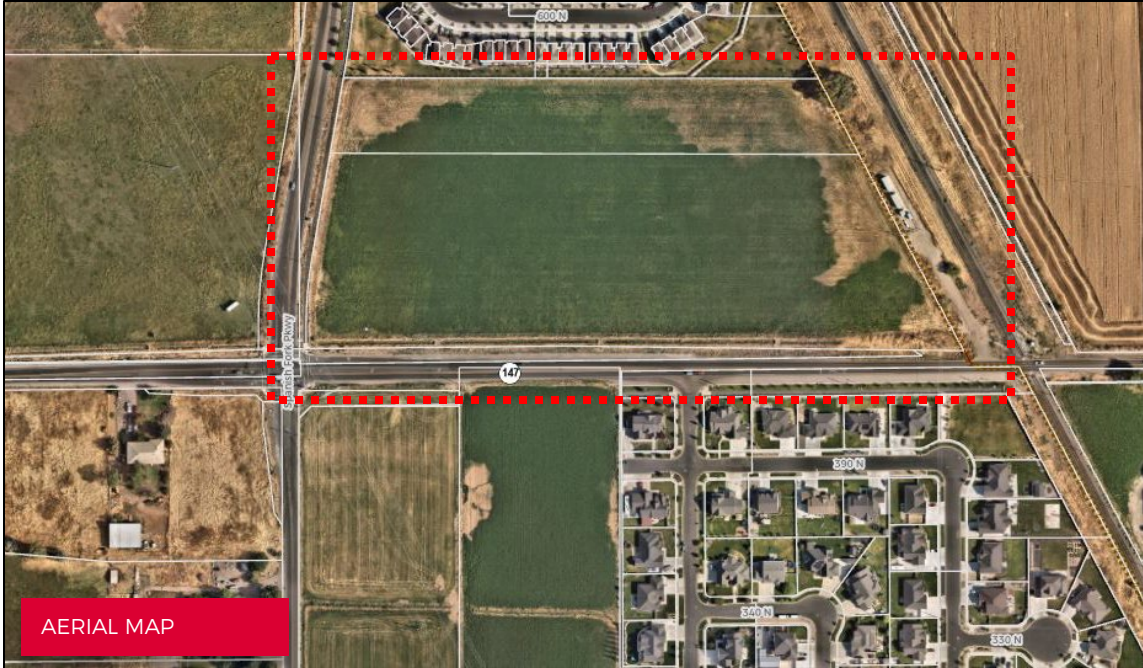
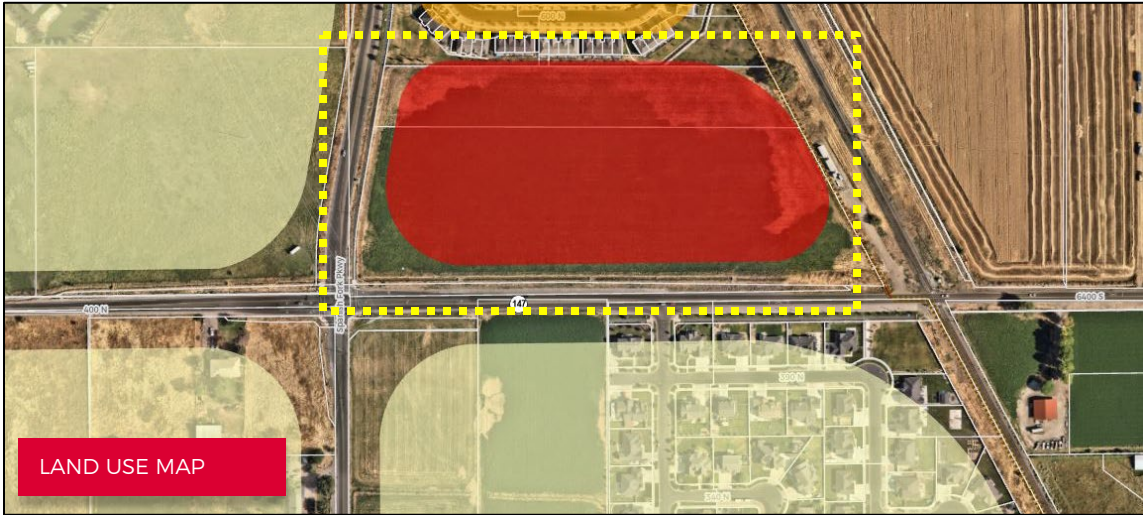
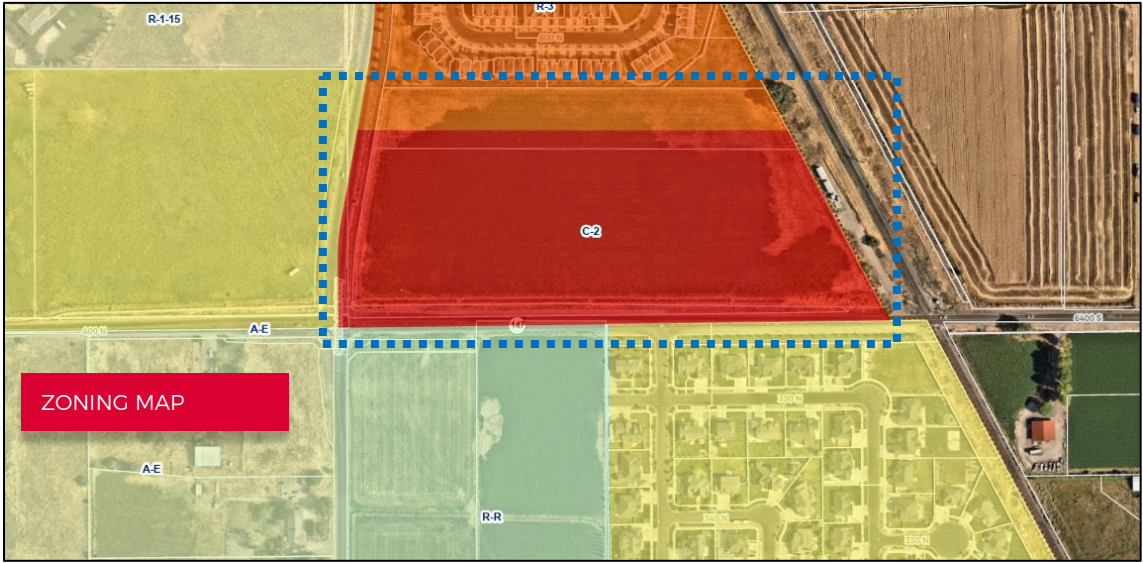
1. That the proposal conforms to the City's General Plan Designation of Commercial.

Condition

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 staff review comments.
3. That the City Council approves the associated Zone Change.

EXHIBITS

1. Preliminary Plat.



A COMMERCIAL SUBDIVISION
SPANISH FORK, UTAH
PRELIMINARY PLAN SET
JANUARY 2025

-SHEET INDEX-

SHEET	SHEET NAME
1	COVER
2	OVERALL BOUNDARY
3	OVERALL SITE PLAN
4	EXISTING TOPOGRAPHY
5	DRAINAGE PLAN
6	STRIPING PLAN
DT-01	DETAIL SHEET
ROS	RECORD OF SURVEY

DATA_TABLE

DATA TABLE
TOTAL ACREAGE=14.88
TOTAL # OF LOTS=7
ACREAGE IN LOTS=14.60
ACREAGE IN ROADS=0.28 ACRES
TOTAL ACREAGE OF OPEN SPACE/PONDS=0

GENERAL NOTES:

NOTES:

1. TO BE ADDED TO ALL VERTICAL AND HORIZONTAL LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF CONSTRUCTION, AND REPORT ANY DISCREPANCIES TO THE ENGINEER.
2. THE ENGINEER'S REVIEW OF THE PLANS DOES NOT CONSTITUTE AN ENDORSEMENT OF THE ENGINEER'S ATTENTION PRIOR TO COMMENCEMENT OF CONSTRUCTION.
3. BEFORE PROCEEDING WITH THIS WORK, THE CONTRACTOR SHALL CAREFULLY CHECK THE PLANS FOR ANY DISCREPANCIES, OMISSIONS, AND GRACE ELEVATIONS, AND SHALL REPORT ALL DISCREPANCIES TO THE ENGINEER.
4. ALL DRINKING WATER AND PRESSURIZED IRRIGATION LINES UP TO AND INCLUDING THE MAIN WATER DISTRIBUTION SYSTEM SHALL BE PROTECTED BY THE CONTRACTOR. THE CONTRACTOR SHALL PROVIDE A 30% EVALUATION SERVICE (INSURE) UP TO THE MAINT ON OVERHEAD INSTA. AND SHALL TO THE 5% OF THE FIFTH RASH FOR UNDERGROUND INSTA. LOCATIONS ARE DESIGNATED TO PROTECT.
5. ALL CONSTRUCTION WILL CONFORM TO SPANISH FORK CITY CONSTRUCTION STANDARDS.

CONTRACTOR NOTE:

CONTRACTOR'S NOTE: THE DATA POINTS OF EXISTING IMPROVEMENTS AND UTILITIES SHOWN HEREIN ARE ASSUMED AND APPROXIMATE. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO ANY CONSTRUCTION. VARIATIONS IN THE REMOVAL, CONSTRUCTION OR INSTALLATION OF IMPROVEMENTS MADE WITHOUT THE APPROVAL OF THE DESIGNER WILL RESULT IN LOSS LIABILITY TO THE CONTRACTOR. IN ADDITION, ALL ELECTRICAL WORKING ASSURES NO RESPONSIBILITY FOR ANY AND ALL EXISTING UTILITIES NOT SHOWN ON THIS PLAN. DESIGNER ASSUMES NO LIABILITY FOR FAILURE TO EXACTLY LOCATE ALL EXISTING UTILITIES, SHOULD THEY BE NOCTIFY.

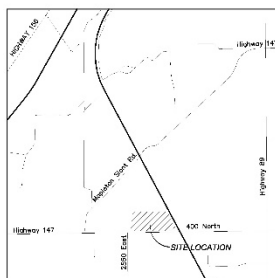
OWNER/SUBMITTER CONTACT INFO.	OWNER/DEVELOPER
11455 SPOONER AVE CITY OF DENVER	CITY OF DENVER
1801 86TH AVE DENVER, CO 80231	CORRYVA-D@DENVER.IGMMAIL.COM
	800-787-2673

ENGINEER/SURVEYOR CONTACT INFO:

ATLAS ENGINEERING LLC
(901) 653-0566
246 E. 500 N. SUITE A
GRANTSBURG, MO 64041-1180

OWNER / DEVELOPER

OWNER/DEVELOPER
CORY ANDERSEN
CORYWANDERSEN@GMAIL.COM
801-787-3073



VICINITY MAP
-HIS-

LEGEND

[illegible]

CANYON COURT COMMERCIAL



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