



Wednesday, March 5, 2025
Development Review Committee

DEVELOPMENT REVIEW COMMITTEE AGENDA

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

1. Approval of Minutes

A. February 26, 2025.

2. Re-Final Plat

A. CANYON VIEW MEADOWS PLAT D. This proposal involves reapproval of a Final Plat for five single-family lots located at approximately 1000 South 2900 East.

3. Minor Plat Amendment

A. LEGACY ESTATES PLAT B AMENDMENT. This proposal involves the amendment of lot lines for a property located at 1694 East 900 North.

4. Annexation Acceptance

A. JOHNSON - YOUD ANNEXATION. This request is for acceptance of the Johnson - Youd Annexation for further study. The proposed annexation is 18.6 acres located at approximately 300 West 1600 North.

5. Street Vacation

A. 900 EAST. This is proposed to vacate the remaining portion of 900 East north of 660 North.

6. Concept Review

A. CULVER'S DOUBLE DRIVE THRU CONCEPT.

7. Discussion

A. EAST BENCH ANNEXATION POSSIBILITIES.

8. Adjourn

Draft Minutes

Spanish Fork City Development Review Committee
80 South Main Street
Spanish Fork, Utah
February 26, 2025

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

Citizens Present: Nathan Taylor, Brandon Watson, Mike Winters, Chad Hall, John Bankhead. Jared West, Julie Smith, Jackie Larson.

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

MINUTES

February 19, 2025

Dave Anderson **moved** to approve the minutes of February 19, 2025.

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

SITE PLAN

DB INDUSTRIAL LOT 1

David Mann stated that this project is for an L-shaped industrial building that features a chain link fence separating the different outdoor storage areas with a masonry wall that will surround the perimeter. He spoke briefly about the access easement and water line easements.

Engineering has no additional comments.

Jake Theurer **moved** to approve the proposed DB Industrial Lot 1 Site Plan based on the following finding and subject to the following conditions:

Finding:

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

Conditions:

1. That the Applicant meets the City's development and construction standards and other applicable City ordinances.
2. That all redline comments are addressed.

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

Dave Anderson informed the Applicant that the City will be reaching out to them regarding signing a petition to have their property removed from an agriculture protection area.

Chad Hall thanked the staff for this information and stated he will look forward to speaking with the City further.

PRELIMINARY PLAT and ZONE CHANGE

WHISPERING PINES ZONE CHANGE

Dave Anderson suggested that the applicants work with the City to ensure that the development complies with the City's signage regulations.

Seth Perrins spoke briefly about the developers placing a billboard that is not currently permitted.

Brandon Snyder spoke about the proposal and the current and proposed zoning for the area. He spoke about the accessibility to the development and stated that the existing industrial building will remain in the industrial zone. He provided the proposed unit count that features a mix of housing products, open space area and the phasing plan of the development. He feels that the overall development provides enough parking for the units, except the stacked flat condominiums that provide street parking, which would be required

to be approved by the City Council as it makes up 8% of the total parking for the overall development. He stated that the applicants are requesting reduced setbacks, which would need to be discussed with the Planning Commission and City Council. He spoke further regarding landscaping and trail system connection, and stated that the applicants have requested to use residential garbage cans. He stated that the applicants have applied for a Zone Change and Preliminary Plat approval, which he stated will need separate motions.

Engineering has no additional comments.

Jake Theurer asked if the applicants will be relocating the Rocky Mountain powerline and it was stated that the applicants have made a deposit with Rocky Mountain Power to relocate this powerline.

There was discussion regarding the secondary access and bridge. It was stated that the applicants will need to be able to provide a second access if they wish to build 500-plus units.

John Bankhead is unsure whether they will be able to provide that second access, he feels that the design itself can accommodate the traffic with the unit count. He spoke about funding and their intentions with developing this area and trying to provide the most robust main entrance to the development that they can. He stated that he is unsure of when the bridge will be built as they are not in control. He spoke further about the High-T intersection, roundabout, as well as widening the lanes. He stated that he would like to move forward to the Planning Commission and City Council to have them decide what they are comfortable moving forward with. He is hopeful that the funding will come through for them, but stated that it is ultimately out of their hands.

There was discussion regarding the Applicant entering into a development agreement with the City for the high number of lots that will be developed and the need for a secondary access point. It was discussed whether this development would even be allowed without a second access. The Applicant again, stated that they are choosing to have the City Council weigh in on whether this is true or not as they do not necessarily want to enter into a development agreement for something they do not have control over. They feel that they have done everything they can as developers but even if they obtain funding, they are not able to build the road.

Vaughn Pickell stated that this may be a good point, but from his legal perspective, it would be hard for the City to allow a developer to build 600 units without a better second access. He points that this will add a massive amount of residential traffic to the industrial aspect of the area.

John Bankhead stated that both sides have reasons to want the second access, but he feels that from a traffic perspective, he feels that the design works as it has been proposed. He stated that there are indeed two access points to the site, even if Gomex Road is not ideal. He stated they can meet fire and life safety codes with their current design, and stated that they will not be able to move forward with this design if they can only do 200 lots.

Seth Perrins stated that he does not disagree with what Mr. Bankhead has stated, except for the viability of Gomex Road being an acceptable secondary access point to the development. He stated that there has been previous conversation regarding this matter and he is not going to rehash them at this point. But he feels that to not have a connection to the eventual secondary access point for a development with 600 units, is a big leap of faith on the city's end. He feels that the applicants have taken an all or nothing approach with this development, and he does not feel that his approach is very fair. He suggests that the applicants work with their buyers to figure it out as this is not something that will be built in 1-2 years. He stated that this likely will take several years to complete due to the large scale of the overall development. He feels that there needs to be some kind of motion that involves a phasing plan that restricts the number of units that can be constructed until further improvements have been made to meet the conditions of approval.

John Bankhead asked how they can work together with the City to get their commitment.

Seth Perrins stated that if the City Council approves this development, they will provide him with his direction as they are the approving body and the Development Review Committee is merely a recommending body for this proposal.

There was additional discussion about the secondary access on Gomex Road, the phasing plan, and the future zoning of the development.

Prior to the motion being seconded, it was suggested that there be an additional condition regarding exactly how the property is to be zoned.

Dave Anderson **moved** to recommend the approval of the proposed Whispering Pines Zone Change to City Council based on the following findings and subject to the following conditions:

Findings:

1. That the proposal conforms to the City's General Plan Designation.
2. That the proposal provides for a range of housing types within Spanish Fork City.

3. That residential development is more compatible with the golf course than industrial uses.
4. That by phasing the development and providing needed access improvements, the proposal will have lessened impact on adjoining or nearby properties.

Conditions:

1. That the Applicant enters into a development agreement with Spanish Fork City, prior to preliminary plat or zone change approvals, which said agreement includes language that provides for milestones for the road improvements for a UDOT approved intersection at Highway 6 and Highway 89.

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

WHISPERING PINES SUBDIVISION

No further discussion on the proposal.

Vaughn Pickell **moved** to recommend the approval of the proposed Whispering Pines Subdivision Preliminary Plat to City Council based on the following finding and subject to the following conditions:

Finding:

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

Conditions:

1. That the Applicant meets the City's development and construction standards, zoning requirements and other applicable City ordinances.
2. That the Applicant addresses all red-line review comments.
3. That the City Council approves of the corresponding zone change request.
4. That the proposed setbacks be further discussed and finalized.
5. That the interior fencing and landscaping plans be further detailed and reviewed.

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

CONCEPT REVIEW

WALMART PICKUP EXPANSION CONCEPT

Taylor Smith approached the podium to speak about the proposal to expand the existing pick-up location. He acknowledged the design is under-parked and under-landscaped with the current design and he asked the City for their feedback on what they would rather see.

Dave Anderson spoke briefly about the concept and stated that this is largely a planning issue. He stated that it is the focus of the City staff that they ensure that projects are meeting the city's requirements, and he reiterated that even the Applicant acknowledges that they are unable to meet the landscaping and the parking requirements with this design. He spoke briefly about the city's Design Enhancement Overlay and how it is a tool that developers may utilize if they are able to meet the criteria.

Taylor Smith spoke about other city's requirements and stated that this pickup area is for online orders and that patrons would not be parked there for long periods of time. He feels that with this expansion, it only loses 20-25 parking stalls overall and he feels that on typical shopping days that the lot is not ever at capacity. He stated the only day of the year that the parking lot reaches capacity is the day after Thanksgiving, so they feel they are still providing adequate parking for the business.

Vaughn Pickell pointed out that with the addition of the online order pickup and the fast turnover rate of the stalls, it saves those stalls that would be otherwise taken by those that are shopping in store as they will not be parking in the main lot area.

There was a brief discussion about relocating an existing fire hydrant. The application process was described to the applicant.

SEVEN BAR RANCH CONCEPT

Julie Smith approached the podium to speak briefly about the concept. She presented a layout featuring a mix of Medium and Estate Density Residential, and Commercial. She stated they are trying to stay under eight units per acre. She spoke briefly about the road addition and the placement of the larger lots along the eastern boundary.

Dave Anderson feels that this may be pushing the limits of the density with 8 units to the area. He spoke further about the proposed housing products and lot sizes. He suggested that the Applicant look further into how the residents in Spanish Fork City live. He feels that smaller lot sizes would not be able to accommodate some of the vehicles and off-road toys.

Seth Perrins agreed with Dave on this accommodation. He acknowledged that it is very common in South Utah County that land owners look for property with an area to store toy haulers and other off-road vehicles.

Dave Anderson spoke briefly about the townhome fatigue that is occurring due to the high volume of development of multi-family housing. He further stated that the lots would need to be around 15,000 square foot lots.

Seth Perrins asked what the acreage of the property is and it was stated that it is 53 acres.

There was a brief discussion regarding the Complete Neighborhoods Overlay and how it could potentially be applied for certain developments. It was suggested that the Applicant read through the Municipal Code to see if they would be able to utilize this overlay to potentially gain additional density with the mix in housing products.

Engineering spoke briefly regarding the lift station and some utility concerns for the area.

It was suggested that the Applicant work with the Modera developers. The next step for the applicants would likely be to apply for Preliminary Plat approval.

TITLE 15 AMENDMENTS

TITLE 15 REIMBURSABLE PROJECTS

Byron Haslam spoke briefly about the proposed changes to the city's reimbursable projects. He stated that historically the City has not reimbursed for design type impacts as it has been hard to determine. He described circumstances where design costs can be submitted to the City for reimbursement.

Vaughn Pickell questioned whether the language needs to be adjusted as he does not feel that the term "off-site" is appropriate.

Staff agreed with this notion and discussed more appropriate language to be used. It was decided that this language will be revised to reflect the discussion held.

Dave Anderson **moved** to recommend the approval of the proposed Title 15 Amendments to City Council provided that the City Legal Department has refined the phraseology.

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

DISCUSSION

PETERSON - RIVER BOTTOMS ROAD ANNEXATION

Dave Anderson stated that he wanted to touch base with the Engineering Department to see where this proposal is at.

Travis Warren stated that they will be revising this proposal to bring in the Olson and the Child properties. He stated they are in the process of verifying and finalizing information. He stated they will provide an updated plat for this change. He asked if the City will be asking or requiring anything of these property owners. He stated that this question has been asked by the property owners, that if they annex into the city, will there be any expectation or requirements of them?

It was stated that the City already serves power to these properties but there are no SESD facilities in the area. There was additional discussion about annexation by resolution. It was stated that the City will not force the property owners to connect to the sewer unless they choose to do so or if they develop.

STEPHENS - HILL ANNEXATION

Dave Anderson spoke briefly regarding the proposed annexation and stated that Dave Simpson has assumed more of the lead role in moving this proposal forward. He provided an exhibit illustrating all the involved properties as well as the properties that are not interested in being included in the proposal.

There was discussion regarding the condition of the easement for the powerline.

Dave Anderson moved to adjourn the meeting at 11:35 a.m.

Adopted:

Kasey Woodard
Community Development Division
Secretary



Canyon View Meadows
Plat D Final Plat
1000 South 2900 East
3.08 acres
R-1-15 Zone
Estate Density Residential General
Plan Designation



PROPOSAL

The Applicant submitted an application for Final Plat Re-approval for a five-lot single-family residential subdivision. This phase is a part of the Preliminary Plat that was re-approved on December 12, 2023, containing 43.6 acres and 91 single-family lots.

The Applicant has provided a street tree plan as a part of the Master Planned Development requirements. There will be dedicated ROW and trail improvements along with a six-foot masonry wall and a black vinyl chain link fence constructed along the rear lot line abutting the railroad and US-6.

Some of the key issues to consider are: improvements and preliminary plat conditions of approval.

STAFF RECOMMENDATION

That the proposed Canyon View Meadows Plat D Final Plat be re-approved based on the following findings and subject to the following conditions:

Findings

1. That the proposal conforms to the City's General Plan Designation and Zoning Map.
2. That the submitted plans are consistent with the approved preliminary plat.

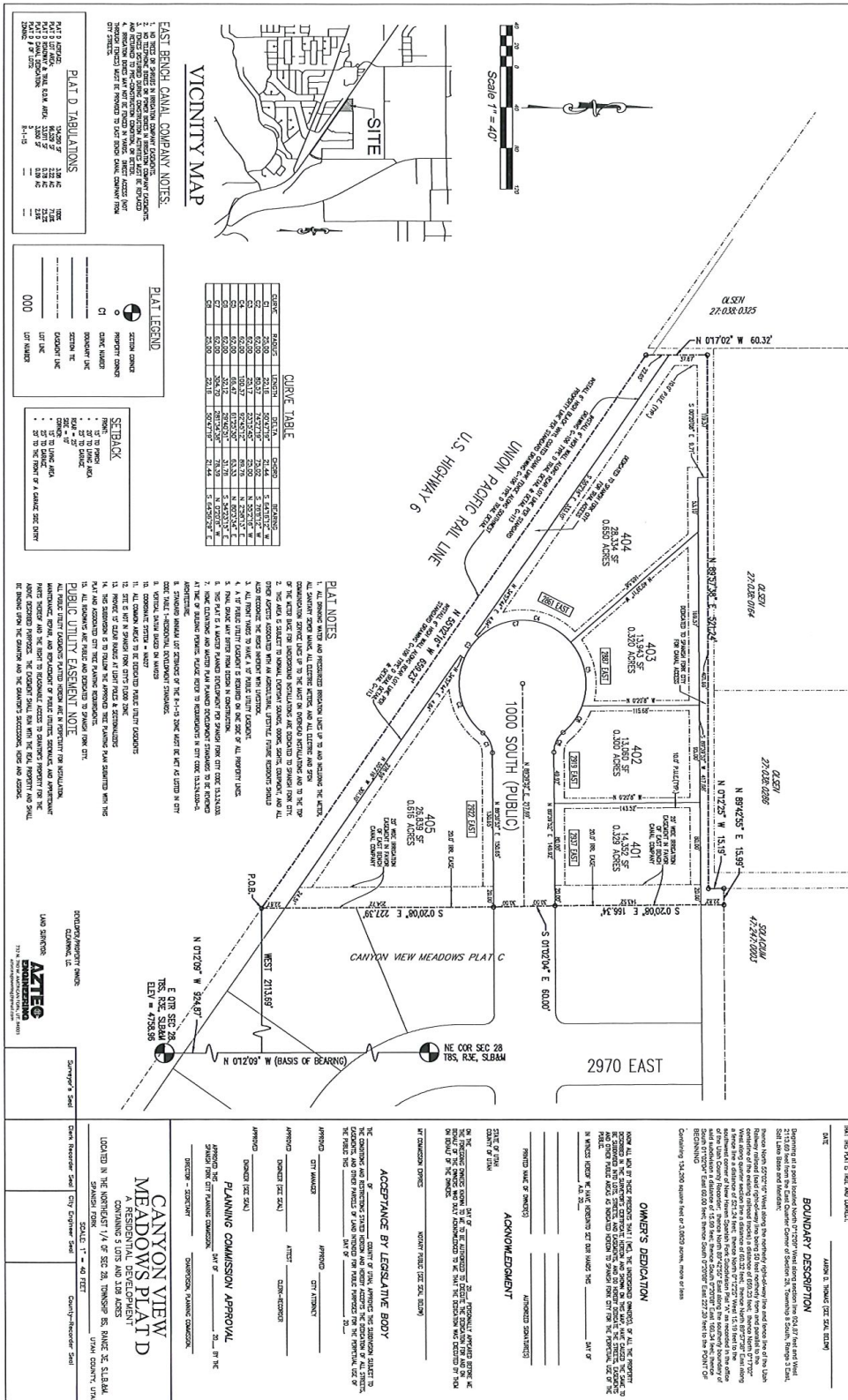
Conditions

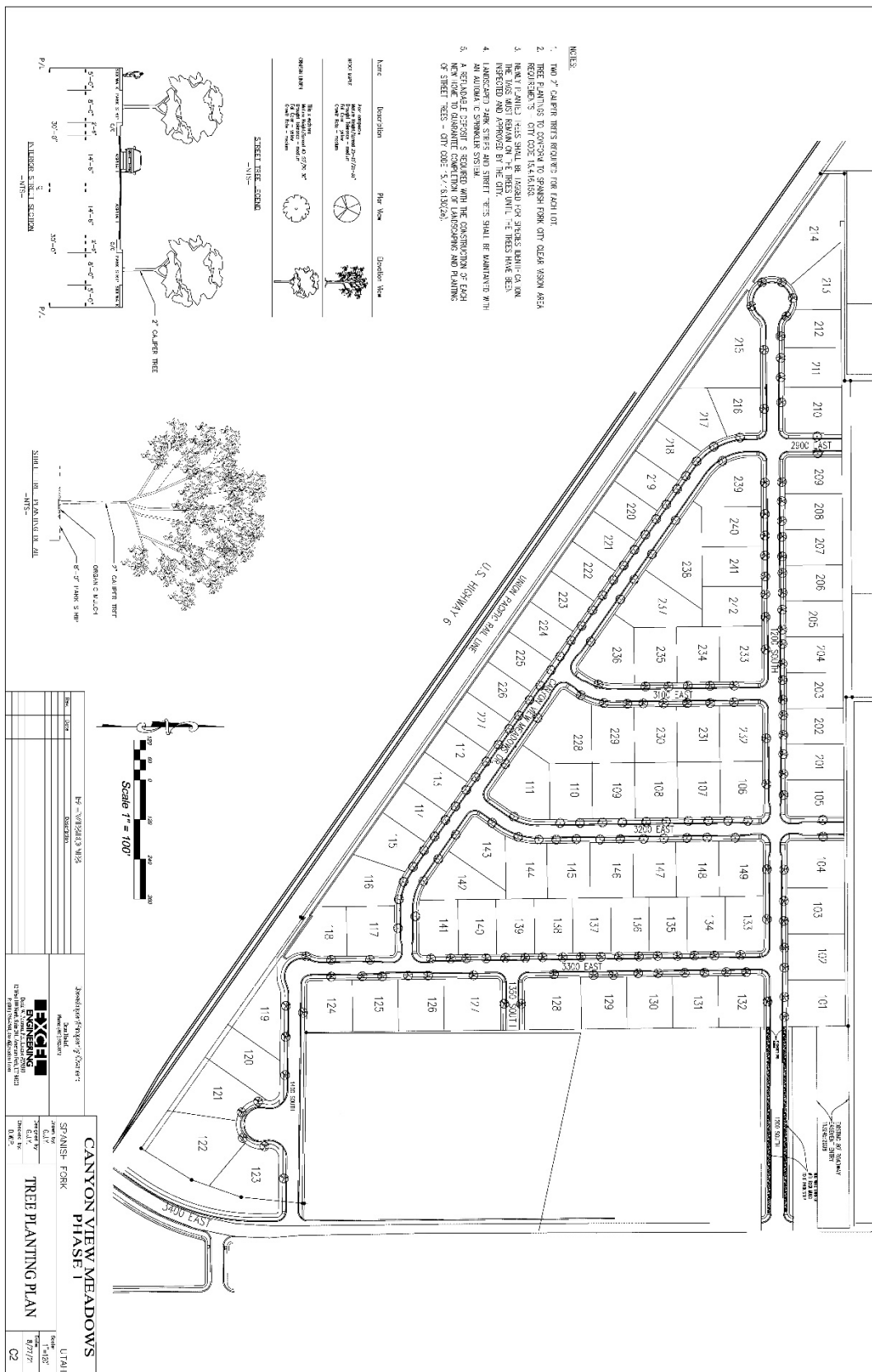
1. That the Applicant meets the City's development and construction standards and other applicable City ordinances.
2. That all remaining redlines are addressed by the Applicant.

EXHIBITS

1. Final Plat
2. Street Tree Plan

CANYON VIEW MEADOWS PLAT D







Legacy Estates Plat B Amendment
Minor Plat Amendment
1694 East 900 North
0.63 acres
R-1-9 Zone
Low Density Residential General Plan
Designation



PROPOSAL

The Applicant submitted an application for Minor Plat Amendment approval to adjust the property lines between lots 8-10 of the Legacy Estates at Spanish Fork Plat A. The interior lot lines on the original plat are perpendicular to the rear property line along the south side. The proposal will shift the north end of those property lines approximately 3-4 feet to the east. The three amended lots will still meet all the requirements of the underlying zone. The amended plat shows new utility easements along the side property lines that would increase the total width of those easements due to the easements shown on the original plat.

STAFF RECOMMENDATION

That the proposed Legacy Estates Plat B Minor Plat Amendment be approved based on the following finding and subject to the following conditions:

Finding

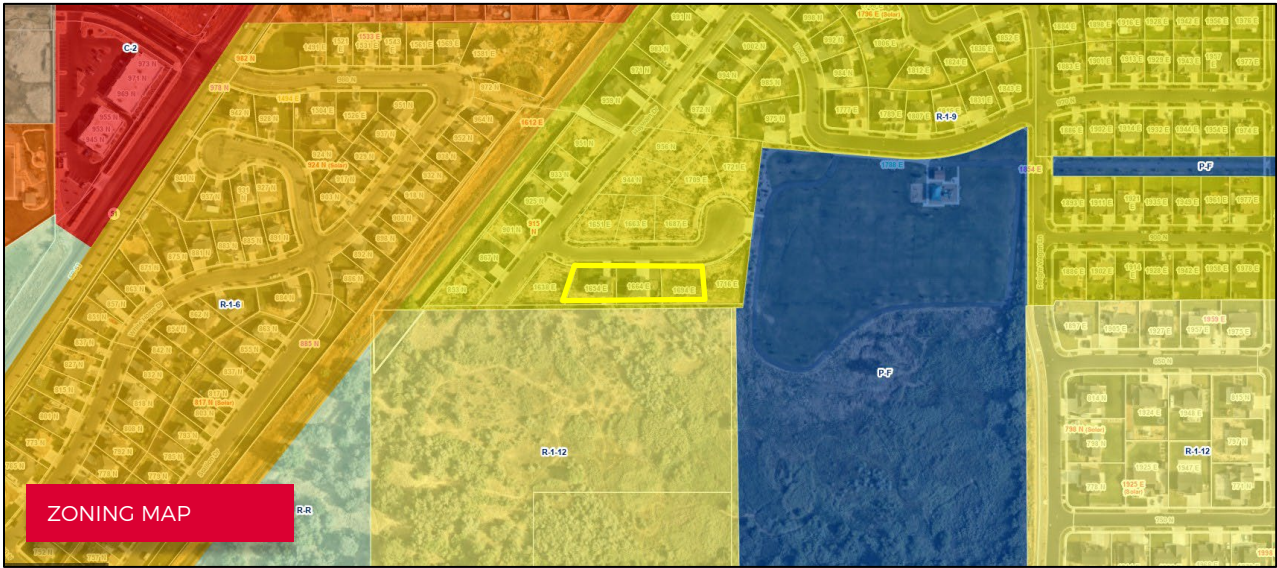
1. That the proposal conforms to the City's future General Plan Designation and current Zone.

Conditions

1. That the Applicant meets the City's development and construction standards and other applicable City ordinances.
2. That all remaining redlines are addressed by the Applicant.

EXHIBITS

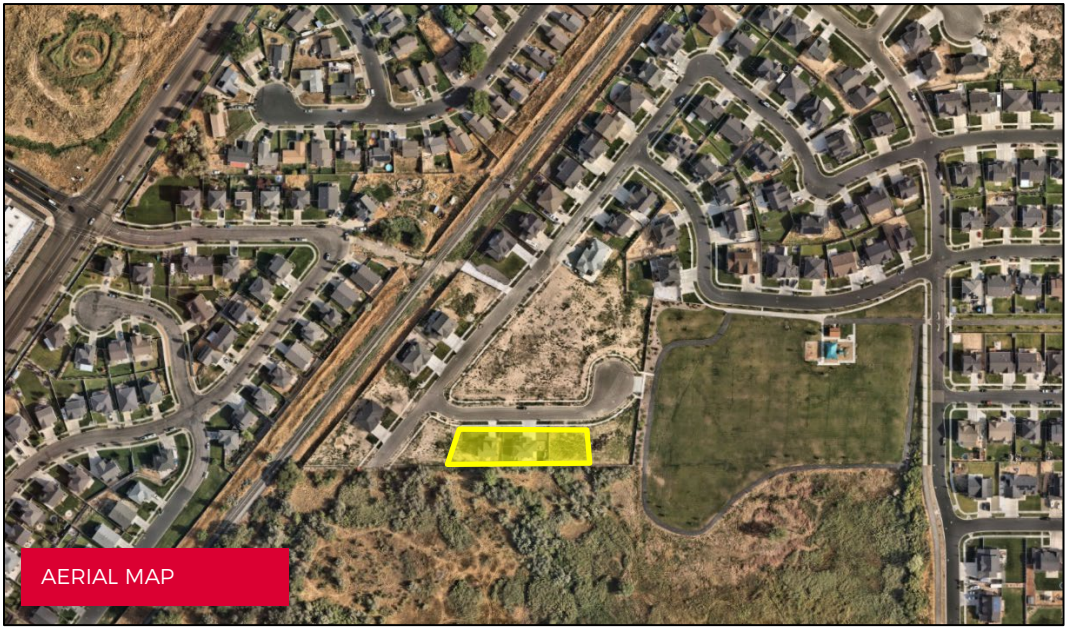
1. Plat Amendment



ZONING MAP

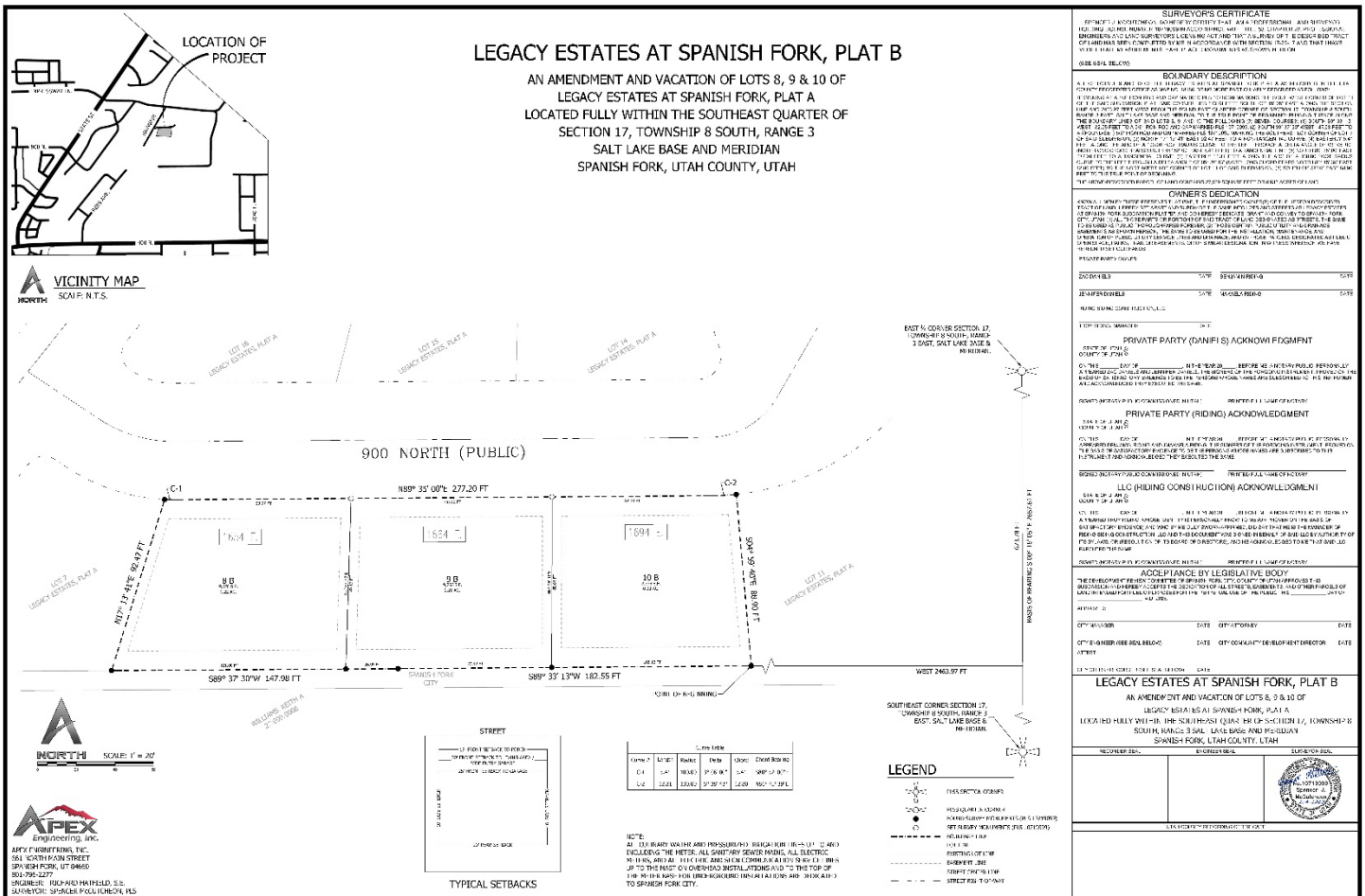


LAND USE MAP



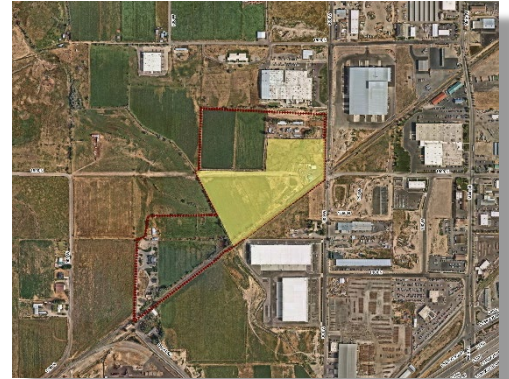
AERIAL MAP

EXHIBIT 1





Johnson-Youd
Annexation Acceptance
300 West 1600 North
18.61 acres
R-R Rural Residential
Proposed Zone
Industrial General Plan
Designation



PROPOSAL

The Applicant has proposed that three parcels totaling 18.61 acres, located at approximately 300 West 1600 North, be accepted for further study.

The subject property is currently outside City boundaries but is located within the City's Annexation Policy Boundary and Growth Management Boundary. The City has not received any development plans for the property.

STAFF RECOMMENDATION

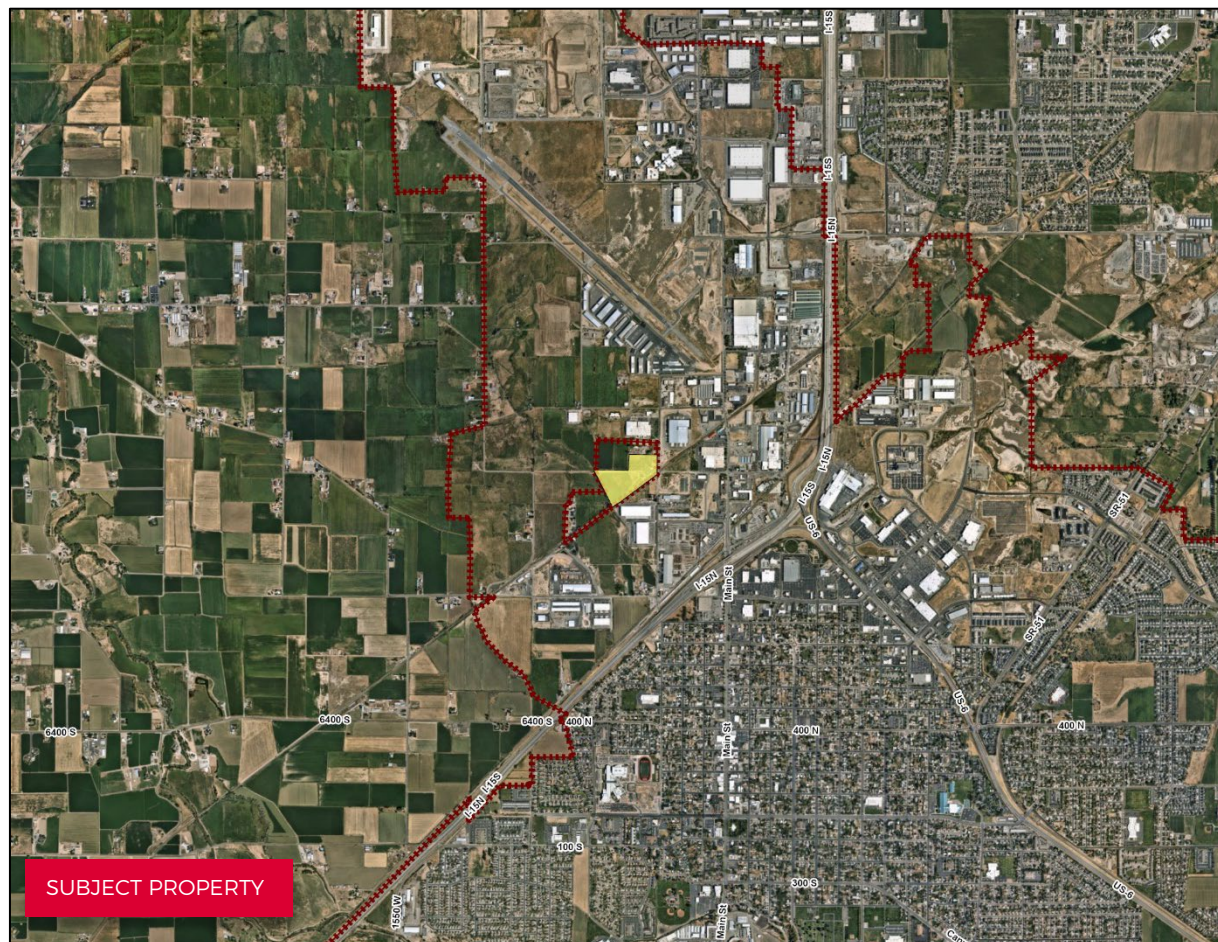
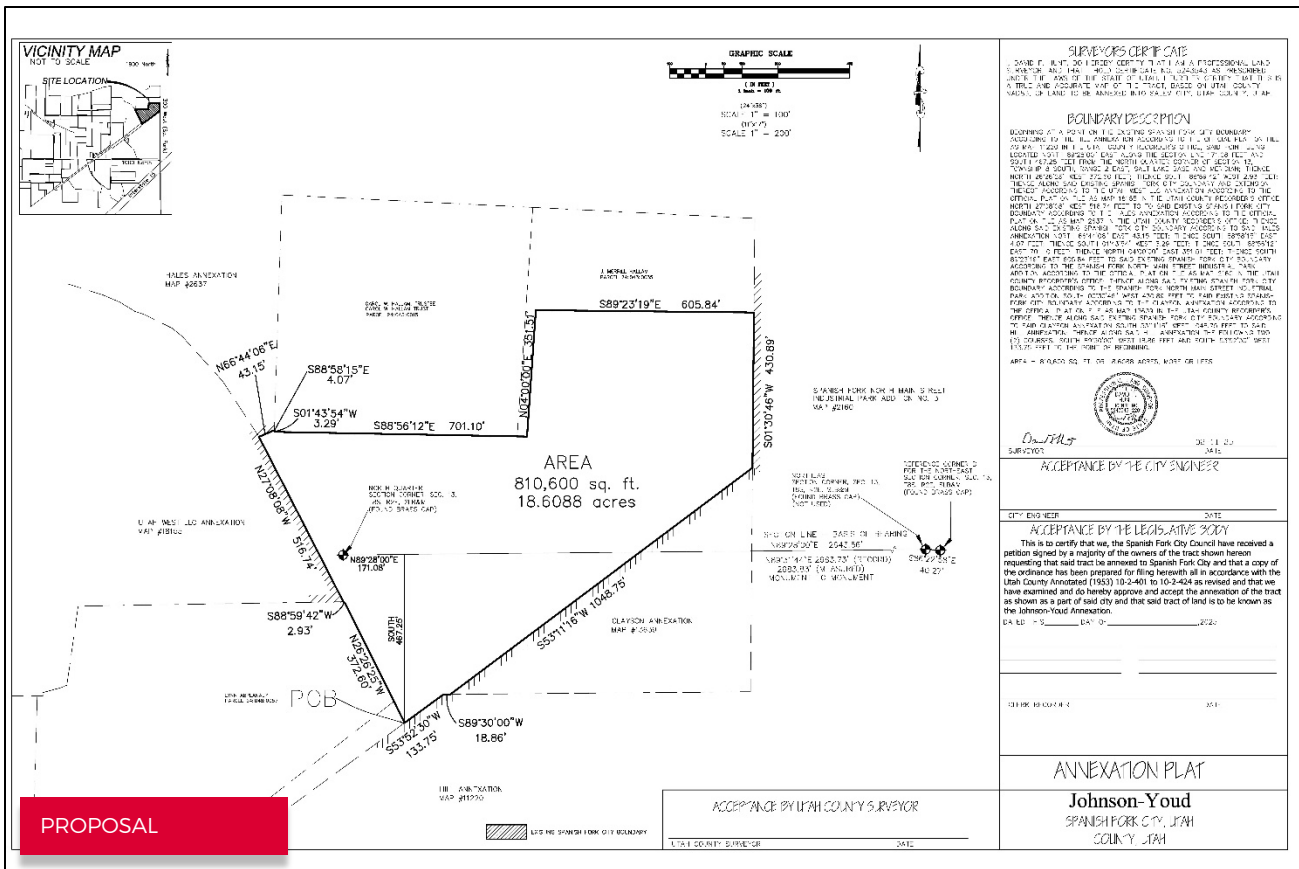
That the proposed Annexation be accepted for further study based on the following findings:

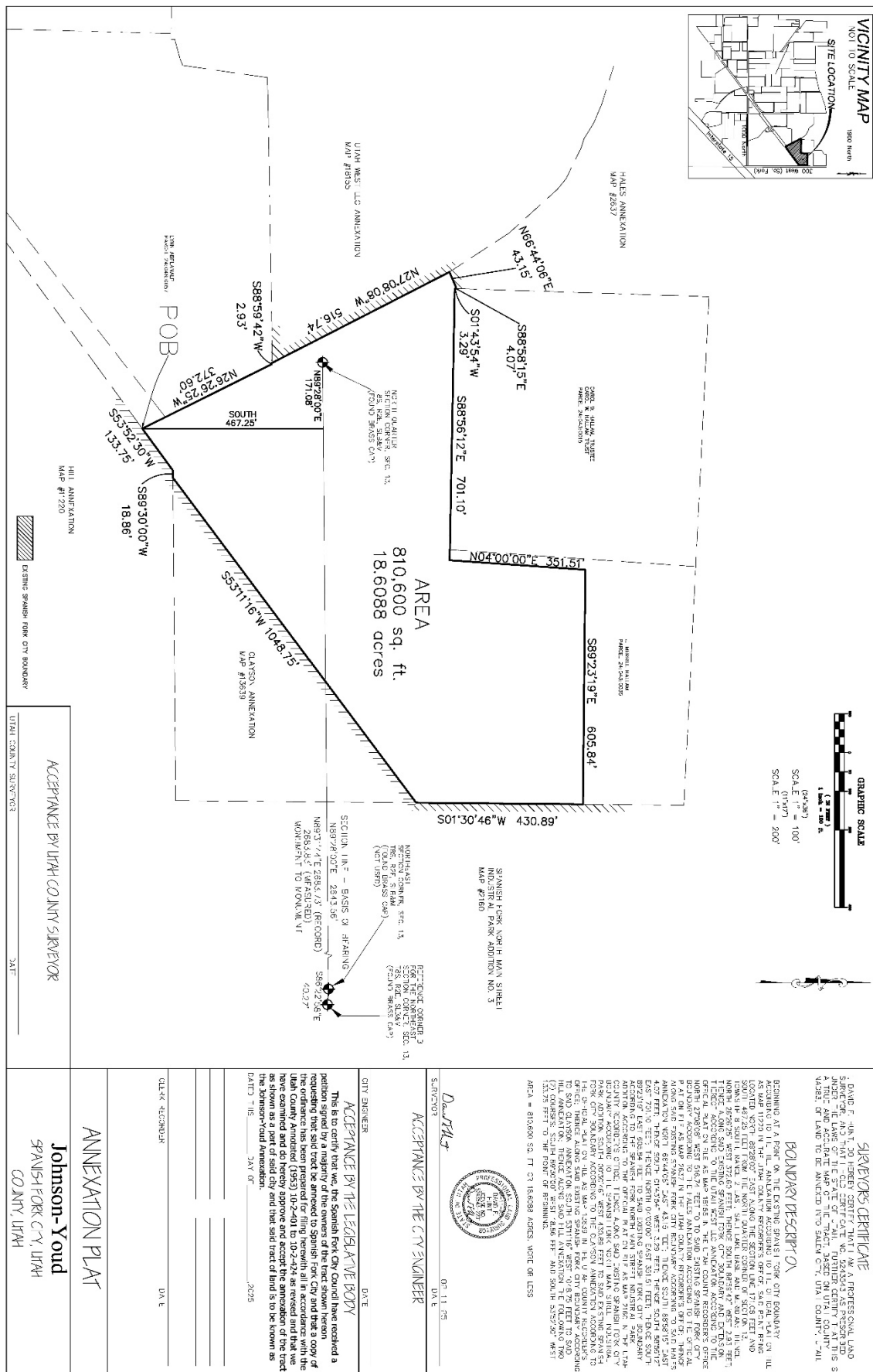
Findings

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 Industrial.

EXHIBITS

1. Annexation Plat





Crumbl ROW Vacation and Easement



Legend

- Vacation
- Easement



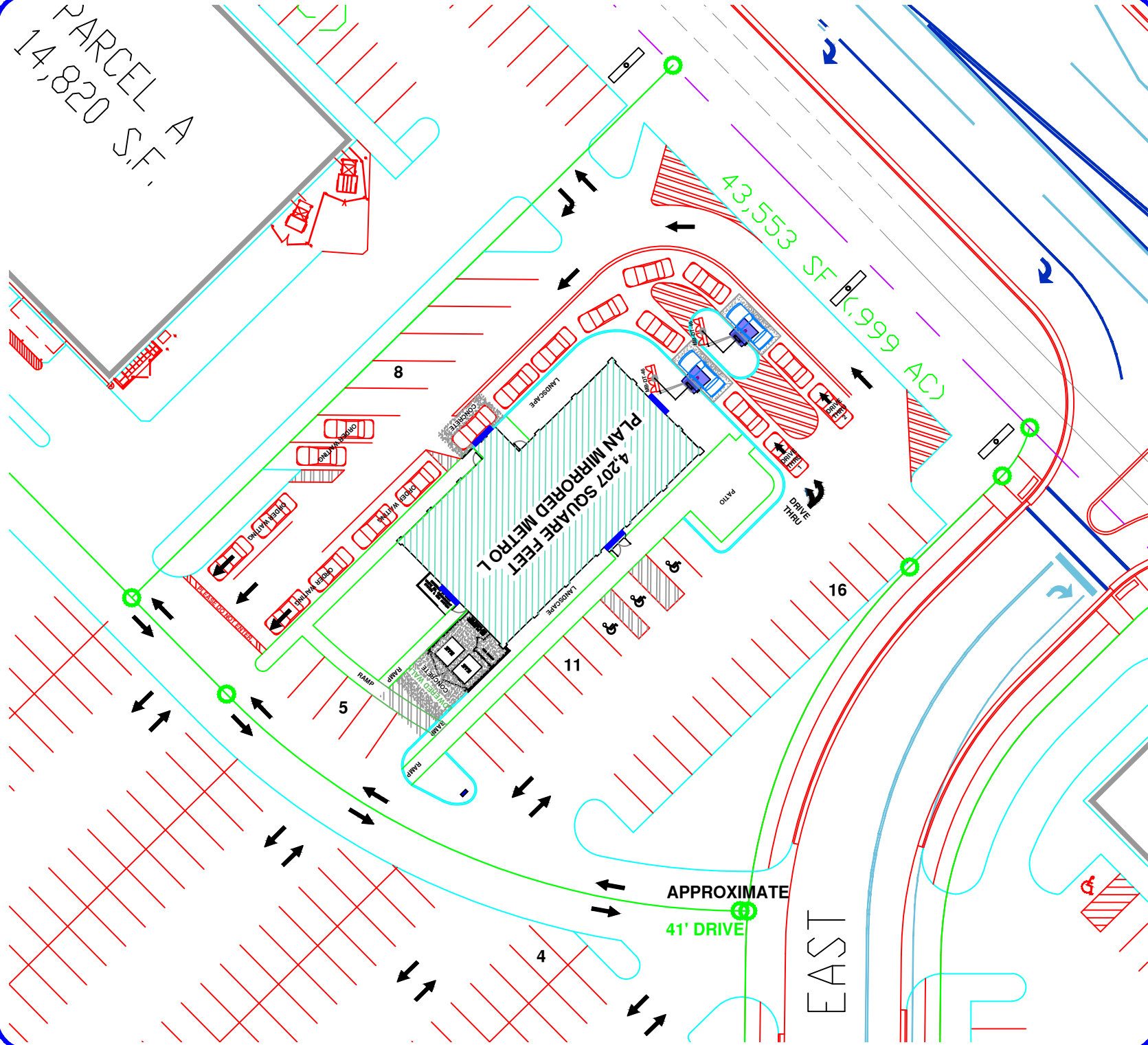
Print Date: 1/30/2025

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PARCEL A
14,820 S.F.



THIS DRAWING IS CONCEPTUAL ONLY.
ALL SHOWN DIMENSIONS, UTILITY
EASEMENTS, LOT PROPERTY LINES,
GRADING, AND SITE REQUIREMENTS
PERTAINING TO THE PROPERTY SHOULD
BE VERIFIED BY SURVEYOR AND/OR CIVIL
ENGINEER BEFORE ACTUAL
CONSTRUCTION.

PROPOSED SITE PLAN

SPANISH FORK, UT SIDE BY SIDE PLAN
LOT AREA APPROX. EXISTING

OPTION: 1

DRAWN BY: JGD

1/6/24



Culver's Franchising
System, LLC.
1240 Water Street
Prairie du Sac, WI 53578
608-643-7980

LOCATED AT: 943 N. 700 E. SPANISH FORK, UT 84660