



Wednesday, May 31, 2023
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 Spanish Fork City Council Chamber, 40 South Main Street, Spanish Fork, Utah, commencing at 10:00 a.m. This meeting is not available to attend virtually.

1. Approval of Minutes

A. May 17, 2023

2. Concept Review

A. MCKELL RETAIL CONCEPT. This concept involves the potential commercial development of a site located at approximately 658 North 900 East.

B. SPK HANGAR CONCEPT. This concept involves the potential development of hangars at the Spanish Fork Airport located at approximately 2050 North 300 West.

3. General Plan

A. TRANSPORTATION MASTER PLAN REVISIONS (23.02 TMP). The proposal involves revisions to the Transportation Master Plan.

4. Discussion

A. REGIONAL TRANSPORTATION COORDINATION.

5. Adjourn

Draft Minutes
Spanish Fork City Development Review Committee
40 South Main Street
Spanish Fork City
May 17, 2023

Staff Members Present: Chris Thompson, Public Works Director; Seth Perrins, City Manager; Dave Anderson, Community Development Director; Brandon Snyder, Senior Planner; Kimberly Brenneman, Development Coordination Manager; Vaughn Pickell, City Attorney; Ana Burgi, Assistant City Attorney; John Little, Chief Building Official; Byron Haslam, Senior Engineer; Marcie Clark, Department Development Secretary; Jered Johnson, Engineering Division Manager; Zach Hendrickson, Outside Plant Manager; Jake Theurer, Power and Light Superintendent; Tom Cooper, Power and Light Senior Utility Planner; Dale Robinson, Parks and Recreation Director; Bart Morrill, Parks Maintenance Supervisor; Jason Turner, Fire Marshall; Kasey Woodard, Division Secretary.

Citizens Present: Mark Babbitt, Reed Warner, Yolette Warner, Dakota Hawks, Brent Tippets, Jerry Carrol, Shelly Jamison.

Chris Thompson called the meeting to order at 10:00 a.m.

MINUTES

May 3, 2023

John Little moved to approve the minutes of May 3, 2023.

Ana Burgi seconded and the motion **passed** all in favor.

CONDITIONAL USE PERMIT

1150 EAST VERIZON UPGRADE 2022

Brandon Snyder gave a brief description of the proposal. He stated the only recommendation staff has is that landscaping access and construction is coordinated with the Power and Parks Department as to not destroy the existing infrastructure or storm drain.

Dale Robinson has no comments.

Byron Haslam in Engineering has no comments.

Dave Anderson **moved** to recommend the approval of the proposed 1150 East Verizon Upgrade 2022 Conditional Use Permit to Planning Commission based on the following finding and conditions:

Finding:

1. That the project conforms to the City's General Plan Land Use Designation and Zoning Map.

Conditions:

1. That the applicant meets the City's Zoning requirements and Construction Standards.
2. That the applicant addresses any redlines.
3. That landscaping, access, and construction be coordinated with applicable Spanish Fork City departments, such as Power and Parks and Recreation.

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

CANYON ROAD VERIZON CELL TOWER REPLACEMENT

Brandon Snyder gave a brief description of the proposal. He stated there is an existing tower and the proposal is looking to replace this existing tower with one that will be located just to the east of the existing structure.

Dave Anderson asked if the applicant is aware of the construction hours of operation.

Dakota Hawks stated they are aware and agree to the conditions of approval as he feels they are reasonable.

Byron Haslam in engineering has no comments.

Tom Cooper in power has no comments.

Vaughn Pickell asked the applicant if they are expanding their area at all, and Dakota Hawks stated they are not expanding and they currently have a 5-year lease. He stated

that Verizon is not currently on the existing tower, they simply own it. He stated that with this proposal, this will put Verizon on the tower.

Vaughn Pickell recommends the applicant verify that there is a current lease for the property and it was suggested adding this as a condition of approval.

Ana Burgi **moved** to recommend the approval of the proposed Canyon Road Verizon Cell Tower Replacement Conditional Use Permit to Planning Commission based on the following finding and conditions:

Finding:

1. That the project conforms to the City's General Plan Land Use Designation and Zoning Map.

Conditions:

1. That the applicant meets the City's Zoning requirements and Construction Standards.
2. That the applicant addresses any redlines.
3. That landscaping, access, and construction be coordinated with applicable Spanish Fork City departments, such as Power and Parks and Recreation.
4. Verification with the City is needed that there is a lease agreement for the area.

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

CONCEPT REVIEW

WARNER CONCEPT

Reed Warner presented plans that include taking the existing vacant lot and turning it into a flower farm for distributors. He gave a brief description of the flowers to be grown, and he spoke a little about the green houses and sheds they would like to construct.

Brandon Snyder asked what would be grown in the green houses and Reed Warner stated the green houses are meant for year-round flower growth. He states they would also like to try and grow tomatoes as well. He stated the sheds will be built to be movable if the church that is located next to the property expresses the wish for them to move their business to a new location. He stated they will be movable by truck if that concern arises.

Brandon Snyder inquired about the color coding for the plans and Reed Warner gave description to the colors.

There was discussion regarding the summer operation and the overall business process including patrons visiting the property and how the product will be shipped.

Reed Warner stated they would ideally allow a small amount of business-related traffic. He stated they have had inquiries about patrons coming for wedding photography pictures as well. He stated they are anticipating only 1-2 business related visits per week. He stated this is exclusively wholesaler retail.

Chris Thompson stated he is in favor of this use over the current abandoned vehicles that are residing on the property currently.

There was further discussion regarding the business and the collective growers in the local businesses.

Reed Warner stated he has been in conversation with the Catholic Church and stated the Church has no plans for the lot, and he stated they are currently in a five-year lease with the option to extend an additional 5 years if needed.

Dave Anderson asked if the business will allow patrons to come and pick their own flowers, and Reed Warner explicitly stated this will not be allowed at the property.

There was discussion about the use of the property being in line with the Rural Residential zoning uses, and Dave Anderson feels that a Zone Change to R-R Rural Residential would be appropriate. There was further discussion regarding the required improvements to the property, including curb, gutter and sidewalk.

Reed Warner stated that he is unsure if he would be able to afford those improvements.

Marcie Clark in Engineering asked if water is stubbed to the property and Reed Warner stated yes there is.

Yollette Warner stated they would also like to grow vegetables on the farm as well in order to donate them to the local food pantries to assist local families with fresh produce that maybe can't afford it on their own.

There was discussion about the soil and the history of the land.

Brandon Snyder asked how many employees will be employed.

Reed Warner stated there will be no employees, just volunteers and mostly will be family members.

There was discussion about the lighting and it was stated the additional outside lighting will be mainly security flood lights. Further discussion was held regarding if this will be 1 or 2 parcels and if that will need to be combined, or if the property is rezoned to Rural Residential if this will be necessary. There was discussion about if the property is rezoned, if improvements will be required.

Dave Anderson stated that anytime sidewalks can be built, he is in favor as it is a positive improvement.

Chris Thompson feels this would be a benefit to the neighborhood.

Seth Perrins discussed combining the parcels to make one lot, and he stated that if the Catholic Church would like to develop a new church building on the site, the lots would have to be combined and they would be required to provide improvements for curb, gutter and sidewalk like every other church.

Dave Anderson suggested to the applicant to speak with the church, try to combine the parcels into one property, and apply for a Zone Change to Rural Residential.

Brandon Snyder asked if there will be any need to update the drivetrain whether temporary or permanent and Reed Warner stated there is currently a standard road base with gravel at the site.

Chris Thompson stated that he really likes this concept and would hate to make the applicants install permanent improvements.

There was a brief discussion about the area where the two sheds are currently located, and it was stated that a curb and gutter will need to be built to avoid mud and gravel creating a mess into the road where the traffic will be going in and out of the site.

Brandon Snyder asked what the next steps will be for the applicant and Dave Anderson instructed the applicant to apply for a Zone Change for all three parcels and possibly consolidating the parcels into 1 parcel.

Reed Warner understands this instruction.

Eddie Hales stated the site will need to provide the required 150 feet of turnaround space around the temporary structures. He also asks the applicant how they plan to provide heat to the greenhouses and it was stated they will be using the sun for heat. He stated the greenhouse will need to meet fire code requirements.

Reed Warner asked why they would need to meet fire requirements and Eddie Hales stated that greenhouses are very susceptible to fires due to greenhouse gasses and those fires spreading to fields and then residential homes. He suggested to the applicant to submit the building plans and include all the building components and he will have the fire marshal review the plans.

Reed Warner presented the provided plans regarding the proposed greenhouses.

John Little instructed the applicant to apply for a building permit as well.

There was discussion about the potential need to amend language for an agricultural exemption, and it was stated this area may be too small for the agricultural exemption. There was further discussion on if a site plan application would be required and it was stated since this is agricultural and not commercial it would not be necessary.

There was further discussion regarding the water and utilities and that if the parcels are separated, it leaves the property with the existing church without utilities and that creates a problem. Reed Warner understands this problem. The improvements were discussed further and Reed Warner stated that if the city is going to require all the additional improvements to the site to make it meet the city requirements, that he will not be able to afford it all as flower wholesaling is not as lucrative of a business. He stated he could do business for 5 years and still not recoup the cost to install the improvements.

Eddie Hales made suggestions to move the greenhouse locations but stated if they are moved to meet fire requirements, they will then run into set back requirement issues.

It was asked again if the applicant should bother trying to ask the Church if they will combine the lots into one, or leave them as is.

Seth Perrins thanked the applicants and staff for their time today discussing this topic and searching for solutions to make this concept work, but he would like to impress that the city is just looking to make sure it is following all the laws. He stated he would love to just approve the concept but states it's not always that easy.

Reed Warner confirms the direction the DRC has given him today and understands that this will not be an easy path forward. He states he will first meet with the Church deacon to see if they will be interested in this suggestion. He stated that when he has more direction on what position that Church will take, he will reach out to Kimberly Brenneman in planning to communicate the information. He feels the deacon of the church will say no as they have previously discussed this suggestion and denied the suggestion as they wish to leave the parcels as they are and not change anything.

There was discussion of how the DRC staff members would vote today, and Chris Thompson stated he would vote to agree with Dave Anderson, and John Little stated he is stuck on the fact there are two accessory structures on a parcel that has no primary structure and it was stated that this would be Zone Changed rural residential with the use being agricultural so that doesn't apply.

It was stated this is just a concept, and not an action item that will actually take a vote, and Chris Thompson stated the applicant is a little ahead of themselves with buying seeds and other items before they have approval.

The applicant acknowledged that fact and stated he did not understand the process beforehand and what would be allowed and stated that he is unfortunately paying that price but states he will take the direction the committee has given him today to hopefully move forward.

SF REC CENTER CONCEPT

Chris Thompson stated that he has spoken with Dale Robinson, they feel it's time to order a traffic study for the area. He asks if the applicant's architect has included a traffic study in the proposal and it was stated no, they did not. Chris then discussed the estimated cost of a traffic study. He stated it is time to have one done as it will provide necessary information of the potential access issues that may occur, and internal traffic flow concerns.

Seth Perrins agrees that it is time to have a traffic study conducted to help mitigate any traffic impacts and potential concerns before things can move forward.

Brent Tippetts stated he is willing to address any questions the staff members may have.

Brandon Snyder stated that he feels the design looks slightly odd with the drop off area and main entrance. He suggested widening the main entrance area as patrons will want to utilize that area as a second drop off site most likely. He remarks that the area seems very tight. He stated there needs to be more landscaped islands in the parking lot, as the

presented design is very sparse. He stated the city usually likes to see 10 to 15 landscaped islands in a parking lot. He stated he would like to see the improvements along the streets and the direct street connections.

There was further discussion regarding the drop off area and the need for a traffic study to confirm if a traffic signal will need to be installed on Volunteer Drive as there are higher speeds.

Seth Perrins stated there are future plans for a trail along Main Street.

John Little asked if the design included sufficient parking stalls for the use of the building and it was stated that this will be a shared parking agreement and the current design is in excess and will be able to provide additional parking to the surrounding area.

Brandon Snyder asked if the senior entrance will need additional handicapped parking stalls and it was stated this concept does not accurately represent the handicapped parking that is provided but stated they will provide further designs to illustrate the actual count of stalls dedicated to meet ADA requirements.

Chris Thompson thinks this site will be a fantastic addition to the city.

There was discussion regarding the power poles and transformers located along Main Street.

Dale Robinson stated there will be a redesign regarding areas around the soccer fields. He stated they will be adding storage compounds in. He stated the additional parking will be potentially going away. He stated they will add more parking in other areas to make up for it.

Seth Perrins stated it is good to preserve the green space located along Volunteer Drive.

Brent Tippetts stated he would like to have a conversation with John Little in the building department.

GENERAL PLAN AMENDMENTS

TRANSPORTATION MASTER PLAN AMENDMENT (23.01 TMP)

This item has previously been discussed and approved and requires no further discussion.

CONSTRUCTION STANDARDS

CONSTRUCTION STANDARDS REVISIONS (22.04)

This item has previously been discussed and approved and requires no further discussion.

Seth Perrins moved to adjourn the meeting at 11:47 a.m.

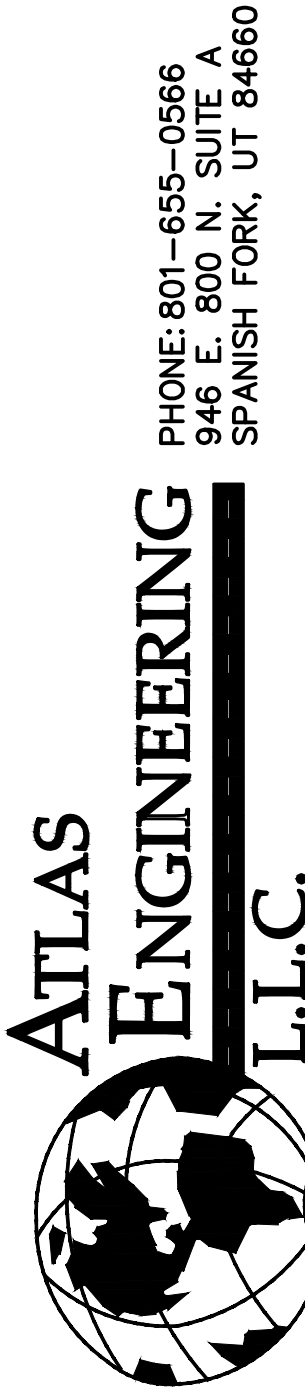
Adopted:

Kasey Woodard
Community Development Division
Secretary



(24"x36")
SCALE 1" = 20'
(11"x17")
SCALE 1" = 40'

MCKELL PROPERTY



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CONCEPTUAL PLAN

SPANISH FORK, UTAH

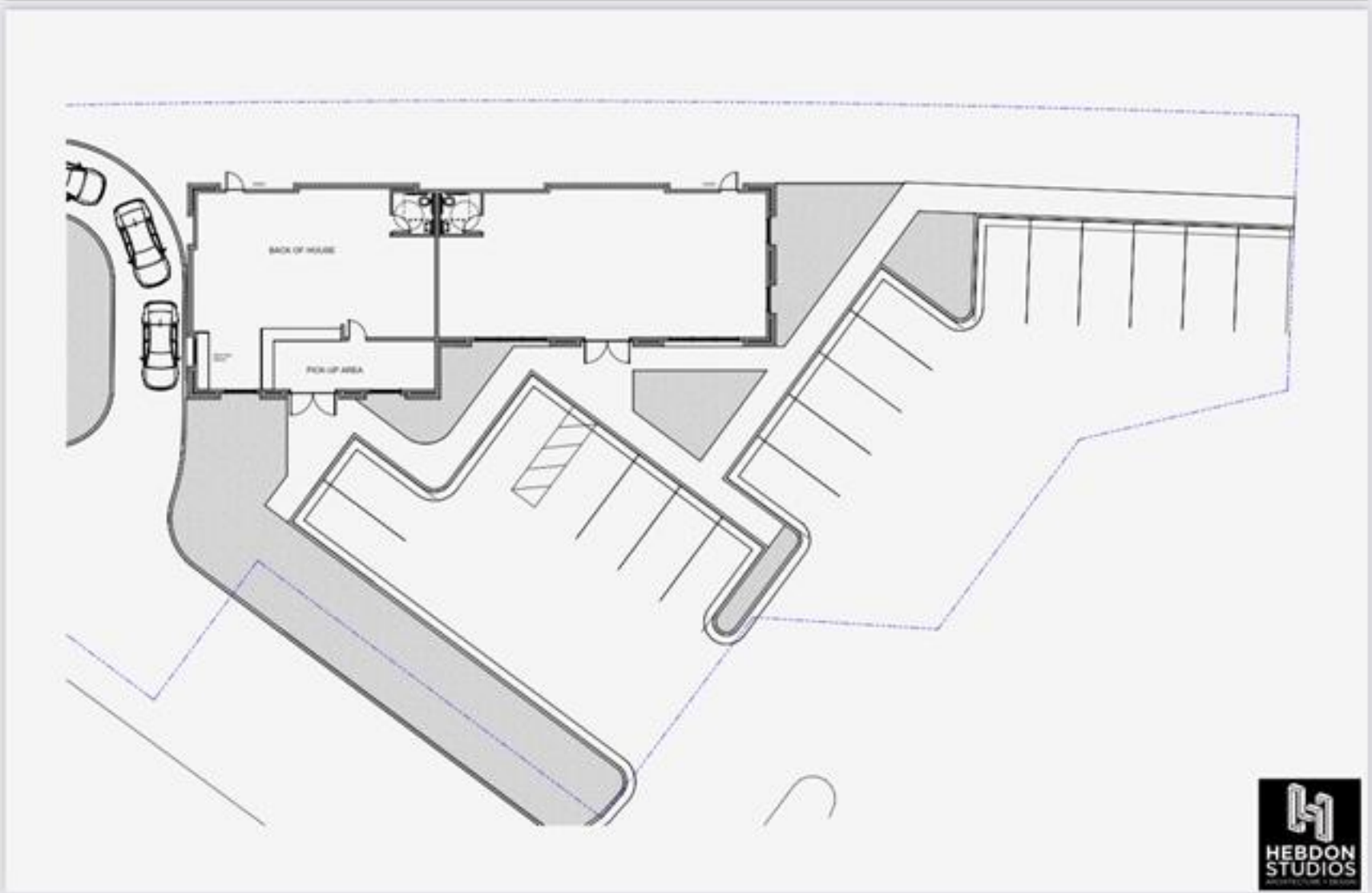
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SHEET NO.

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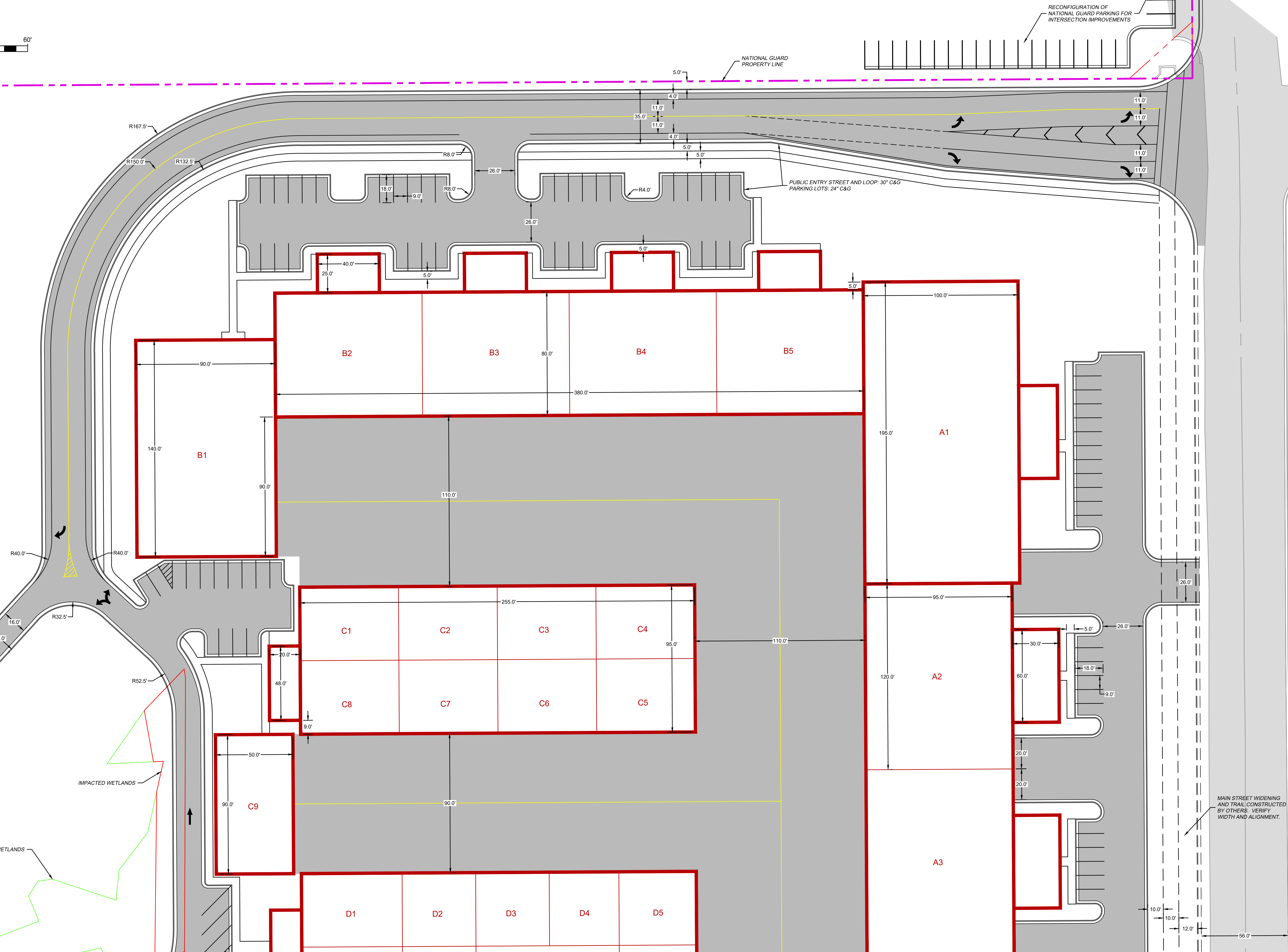
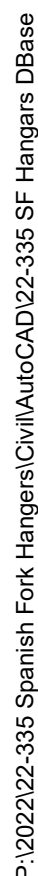
HEBDON STUDIOS
CLOWARD CRUMBL & OFFICE SPACE
schematic design | 2023.04.10



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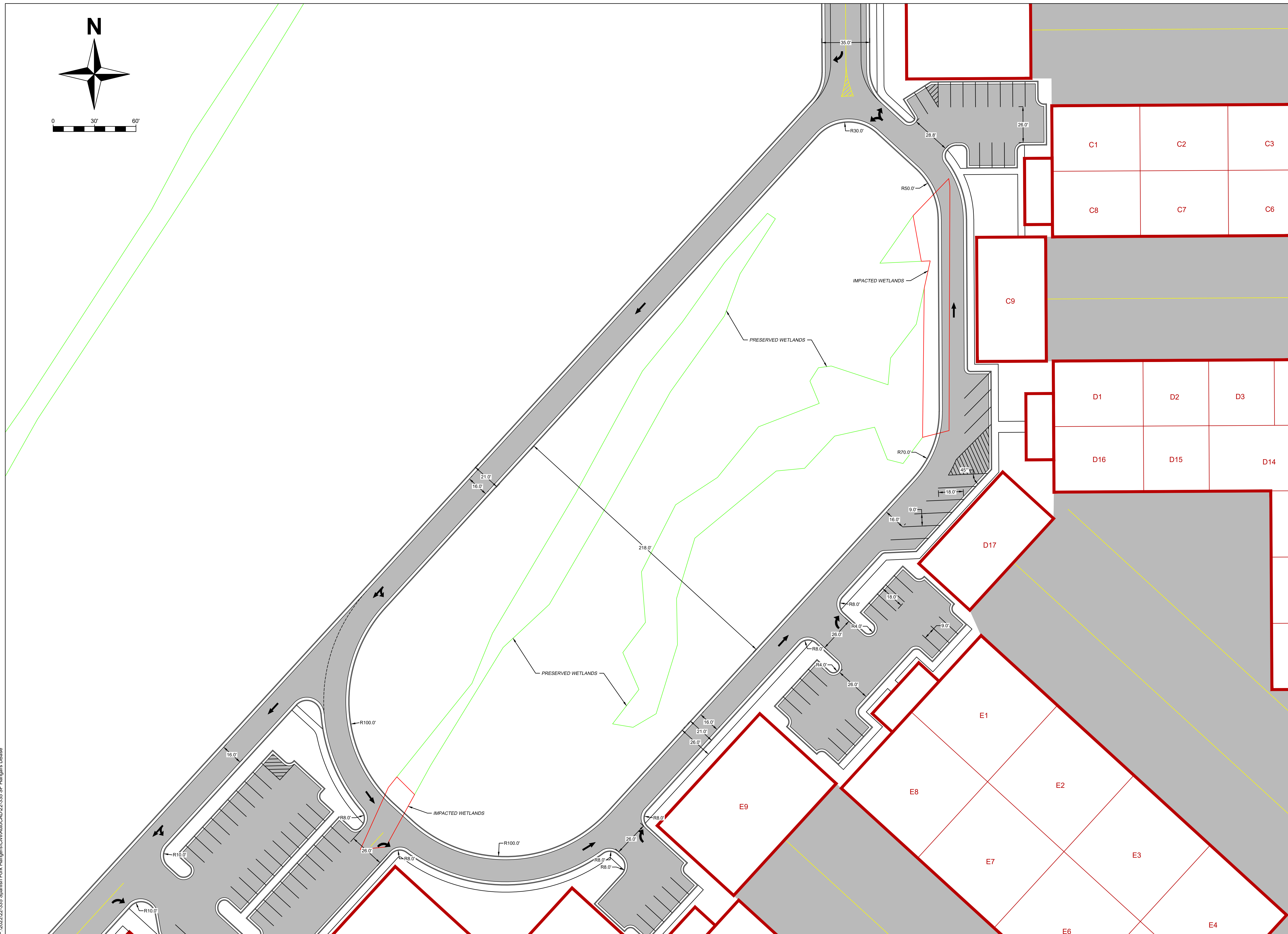
SPK HANGARS
AN AIRPORT DEVELOPMENT
SPANISH FORK CITY, UTAH

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PROJECT #: 22-335
DRAWN BY: J. BLACK
PROJECT MANAGER: J. BLACK
ISSUED: 5/22/202

NORTH CONCEPT

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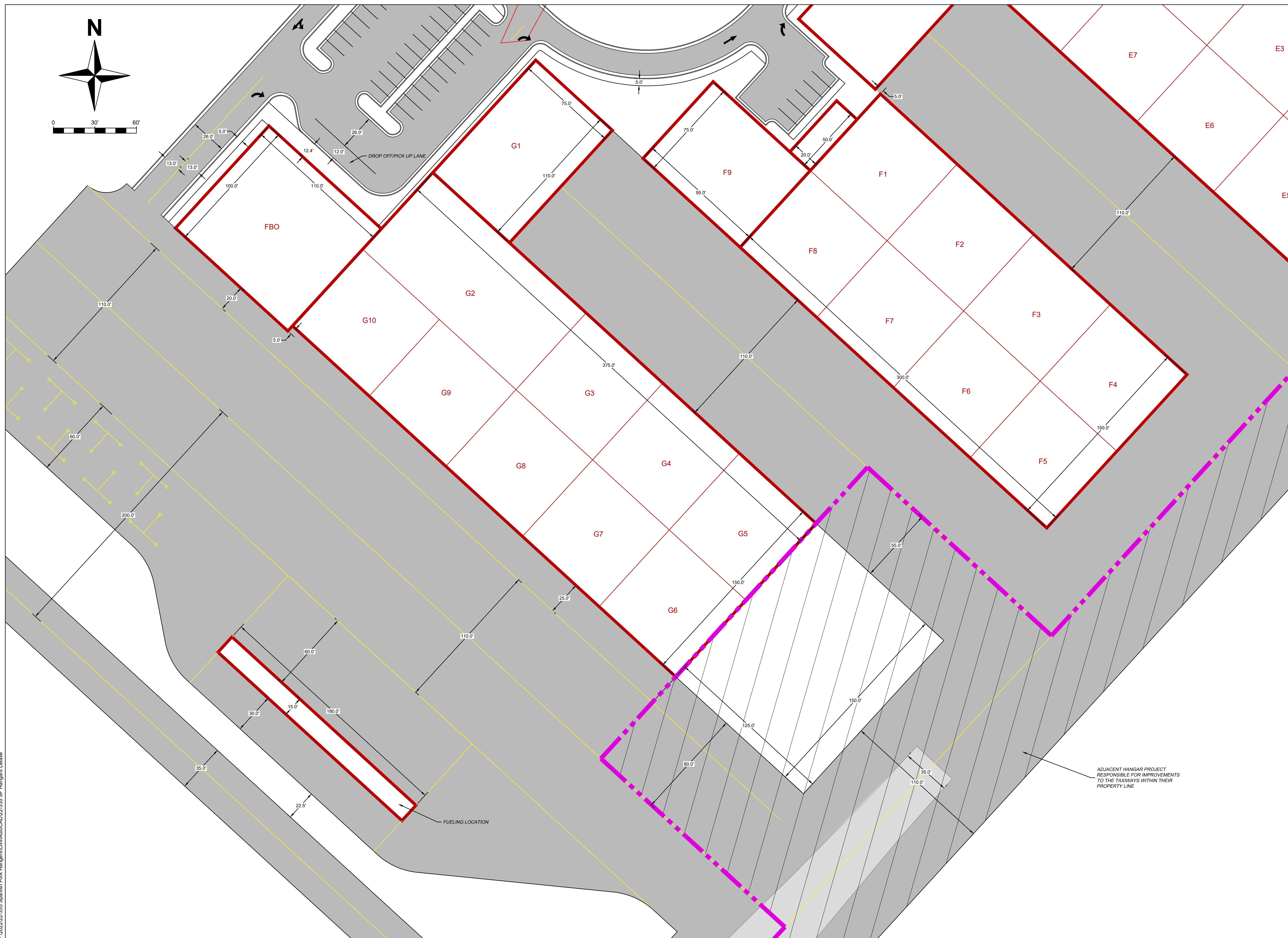
SPK HANGARS
AN AIRPORT DEVELOPMENT
SPANISH FORK CITY, UTAH

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PROJECT #: 22-335
DRAWN BY: J. BLACK
PROJECT MANAGER: J. BLACK
ISSUED: 5/22/2023

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LOOP CONCEPT



SPK HANGARS
AN AIRPORT DEVELOPMENT
SPANISH FORK CITY, UTAH

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PROJECT #: 22-335
DRAWN BY: J. BLACK
PROJECT MANAGER: J. BLACK
ISSUED: 5/22/202

SOUTH CONCEPT