

Adopted Minutes
Spanish Fork City Development Review Committee
40 South Main Street
Spanish Fork, Utah
January 4, 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; Michael Clark, Assistant City Engineer; Marcie Clark, Department Development Secretary; Jered Johnson, Engineering Division 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: Gavin West, Spencer Peterson.

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

MINUTES

December 21, 2022

Jake Theurer **moved** to approve the minutes of December 21, 2022, with the change to indicate that Chris Thompson was excused from the meeting.

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

MINOR PLAT AMENDMENT

SPENCER PETERSON

Brandon Snyder gave a brief overview of the proposal and stated that each lot has an existing home on it. The applicant and property owners would like to adjust the property lines.

Chris Thompson stated the applicant needs to give direction to their surveyor that the current easement has been vacated and needs to be noted as such on the proposed plat. This can be accomplished by way of the owner's language, title block note, or a note on the plat. Recently, the City only requires PUEs where needed or along street frontages.

Seth Perrins asked the Committee if a plat amendment needs to have a public hearing for vacating an easement and states he wants to ensure that we are following the proper procedures regarding public noticing.

There was discussion on the different procedures of vacating a plat and what facilitates a public hearing and a public meeting.

Brandon Snyder stated there are a few redlines that are remaining that need to be addressed. He stated there is a gap in the surveyors work that also needs to be addressed. He stated he will send those redlines to the applicant to pass along to their surveyor.

Seth Perrins asked the applicant if the purpose of this amendment is purely being done to amend lot lines that affect backyards and side yards and not trying to create new access points or new lots at any point in the future.

The applicant states that he owns the property located at 38 South 1590 East and his parents live in the residence located at 1525 East 100 South and his intention is to modify the lot lines to connect the two lots to where he owns the entire area but will maintain the two lots separately.

Dave Anderson **moved** to approve the proposed Spencer Peterson Minor Plat Amendment based on the following finding and 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 Zoning requirements and Construction Standards.
2. That the applicant addresses any redline comments prior to a plat being recorded.

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

SITE PLAN

TAKE 5 EXPRESS CAR WASH

Brandon Snyder stated this was looked at in October 2022 and that there were a few concerns in regards to access off of Main Street and 900 North as well as onsite circulation that needed to be addressed.

There was discussion of the south Main Street right-in, right-out entrance/exit and it was stated that it will work until there is an island built in 2025. There was further discussion regarding the design of the layout and it was discussed that the egress and ingress could cause a potential stack up of cars.

Seth Perrins asked what can the City do to help its residents not be affected by this potential concern and Dave Anderson stated he feels that the City has done what it can by sending the design proposals back to the developers several times and he feels they have completely overhauled their design to where it is now.

Seth Perrins questions if there is something about the City's standards that should be re-evaluated to accommodate high volume businesses like this to avoid the potential choke hold it will cause to the flow of the traffic.

There was a brief discussion regarding the cross-access easement that allows traffic to not have to flow out onto Main Street, it can flow between the two parking lots. It was stated if the Main Street access closes, the site can still function as normal.

Vaughn Pickell stated he is still concerned with the access point on Main Street.

Chris Thompson stated the concern is solvable by the applicant as the Main Street access point can be removed at any time by the applicant.

Dave Anderson **moved** to approve the proposed Take 5 Express Car Wash Site Plan based on the following finding and conditions:

Finding:

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

Conditions:

1. That the applicant meets the City's Zoning requirements and Construction Standards.
2. That the applicant addresses any redline comments.

Jered Johnson **seconded** and the motion **passed** 6 to 1 with Seth Perrins voting nay.

Seth Perrins stated his reasoning as being, "If they (the applicant) are a successful operation, the Main Street access should close. And I am sad for that business, that they would lose that Main Street access, but they are creating a circulation pattern that just does not work. So, with that Main Street access, they (the applicant) need to be on the alert that the Main Street access will have to close because they (the applicant) are creating an internal circulation that on paper seems to create a lot of conflict."

Chris Thompson stated he thinks Seth Perrins opinion is great because it made him think more about what he said, and pointed out a concern that he did not see at first and he stated that he was not thinking about that the entrance could potentially cause problems as he was more focused on the exit concerns of the Main Street access point.

VOLUNTEER DRIVE EAST IMPROVEMENTS

Brandon Snyder gave a brief description of the improvements.

Vaughn Pickell stated there needs to be an additional easement obtained for the power as it is proposed to be located outside of the legal description for the right-of-way.

Jake Theurer stated there is a separate document that contains the power easement but stated he does not know if the document has been signed or not by the property owners.

Seth Perrins asked Vaughn Pickell if the Development Review Committee is the correct agent to get the easement signed. Vaughn Pickell stated no, and that the correct agent would be the developers of River Run or Annie's Acres. He indicated that the City is open to help coordinate.

There was discussion regarding the need for this connection, proposed right-of-way width and design, and the need for the signed easement.

Chris Thompson questioned why there was space behind the trail removed instead of using a 12-foot planter.

Michael Clark stated this is a unique commercial to residential connector area and this was done to allow for more asphalt for potential future turn lanes.

There was discussion about where the transition from commercial to residential happens, the width of the road and what the City is responsible for building and if the City is building curb and sidewalk. It was stated the City will only be responsible for building the curb to curb for the access and when it is developed then the sidewalk will be built. There was discussion as to whether or not the applicant should remove the future sidewalk from the plans.

Jered Johnson stated he needs to have a discussion with Michael Clark, Engineering, Travis Warren, City Surveyor, and Tom Cooper, Power, to ensure all needs can be met and the easement will be signed.

Vaughn Pickell **moved** to approve the proposed Volunteer Drive East Improvements Site Plan based on the following conditions:

Condition:

1. That the developers for River Run Townhomes and Annie's Acres acquire and provide the power and utility easement that should follow the Volunteer Drive right of way that is currently in place.

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

SPANISH FORK PARKWAY SR-51 CONNECTOR

Jered Johnson stated this is a project to connect Legacy Farms to Highway 51 over the railroad. He stated he is unaware if there are any comments to the landscaping plans.

Brandon Snyder asked what the timing is of the improvements and Jered Johnson stated they are in process now.

There was discussion regarding who is building the landscaping and it was stated the parks and recreation department will be responsible for building the landscaping.

Seth Perrins questioned if instead of building simple landscaping, why not build a dog park for the local residents. There was further discussion on the size of the park and whether it would be suitable for a dog park. Seth Perrins feels this would be a better use of the open space and be an extra amenity to the surrounding residents to be able to walk to and enjoy. It was stated there is no space for parking, so there would need to be red curbing.

Dave Anderson **moved** to approve the proposed Spanish Fork Parkway SR-51 Connector Site Plan based on the following conditions:

Conditions:

1. That the applicant addresses the redline comments.
2. That the Parks Department looks at using the space differently such as for a possible dog park.

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

TITLE 15 AMENDMENTS

TITLE 15 AMENDMENTS- LANDSCAPING

Dave Anderson gave a brief overview of a few of the complaints the City has received regarding the City landscaping requirements. He stated this was starting to be looked at in 2022 and to look at the possibility of allowing different requirements for local residents and businesses and how do we keep acceptable standards that are easy to maintain and help with the reduction of water use. He stated water usage needs to be closely evaluated to ensure water use efficiency.

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

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

Dave Anderson moved to adjourn the meeting at 11:17 a.m.

Adopted: **February 8, 2023**

Kasey Woodard
Community Development Division Secretary