

**Adopted Minutes
Spanish Fork City Development Review Committee
40 South Main Street
Spanish Fork, Utah
February 15, 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; 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: Travis Hales, Brad Mabey, Dave Hennefer, Corey Berg, Howard Nelson, Spencer Ward, Katie Zilka, Nate Reiner, Matt Brown.

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

MINUTES

February 8, 2023

Seth Perrins **moved** to approve the minutes of February 8, 2023.

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

ZONE CHANGE

MUNOZ ZONE CHANGE

Brandon Snyder gave a brief description of the request. He indicated that there are two zoning districts over the parcels. The request is to replace the R-O Residential Office zoning with C-2 and to push the C-2 General Commercial zone to the northern property line.

Seth Perrins stated he prefers the C-2 zone.

There was a brief discussion regarding the potential uses of the area.

Dave Anderson **moved** to recommend the approval of the proposed Munoz Zone Change based on the following findings:

Finding:

1. That the proposal will establish zoning district lines that follow parcel lines.
2. That the expansion of the commercial area on Main Street is needed to facilitate further development.

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

PRELIMINARY PLAT

GLH INDUSTRIAL SUBDIVISION

Brandon Snyder stated the focus today is on the request for Preliminary Plat approval. He gave a brief presentation. He stated today the Committee is looking at an 8-lot industrial subdivision approval.

Michael Clark stated this is part of a larger effort for the area to be developed industrially. He mentioned the lift station and 1900 North and asked if there is a phasing plan in place? He stated with the approval he wants it to be known these issues still need to be addressed.

Chris Thompson gave a short explanation of the approval process and when bonds will be required.

Vaughn Pickell agreed with Chris Thompson and suggested a detailed traffic study.

Dave Anderson feels that approving this project helps the City move forward. He asked how the City can move forward in the direction to see the connection of 1900 North.

Michael Clark stated the lift station is used by surrounding developers as well.

Dave Anderson stated this is right in the middle of where the City has servicing issues.

Chris Thompson asked if there was a reason the developer prefers to keep the roads private as they would have to maintain the private roads instead of the City maintaining them.

Dave Anderson stated this is one way the property could be developed, but he stated that if a future user came that wanted a different configuration of the buildings, he stated the applicant would possibly wish to accommodate the user. So, he suggests the configuration be somewhat fluid.

Seth Perrins stated that he feels okay with the internal circulation of the design overall. He really likes that there is east-west access in addition to the design. He does not see either road having a heavy amount of traffic.

Dave Anderson feels this is ready to move forward to the Planning Commission.

Jason Turner stated there needs to be adequate access for response vehicles. He discussed the narrowness of county roads and that response vehicles do not have room to get around.

Dave Anderson **moved** to recommend the approval of the proposed GLH Industrial Subdivision Preliminary Plat 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 red-lines.
3. That the applicant continues to work with City Staff to formulate a plan to construct the needed infrastructure in the area.
4. That there is an acknowledgement that there is inadequate infrastructure to serve the development today, work including additional studies, design, City approvals and everything associated with getting the deficiencies resolved will have to be addressed before the project can proceed.

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

FINAL PLAT

EXPRESSWAY LANE PLAZA CONDOMINIUMS

Brandon Snyder stated this is very straight forward. The applicant is looking to record a condominium plat that will allow for the individual units to be sold.

Jake Theurer asked when the applicant is planning to finish the electrical improvements as it has come to a stop.

Seth Perrins suggested pausing this approval.

Chris Thompson feels this should not return to the DRC unless the applicant can be present.

Seth Perrins **moved** to Continue the proposed Expressway Lane Plaza Condominiums

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

MINOR SUBDIVISION

NELSON MEADOWS SUBDIVISION PLAT A

Brandon Snyder stated this is the third time this has been brought before the DRC. He stated the applicant is wanting to subdivide into 3 lots, and he stated the shared driveway between lots 1 and 3 are an issue. He stated the DRC asked to see plans on how this design would function. He asked Bart Morrill if the park strip would be maintained by the applicant or by the city and it was stated it would be maintained by the City after improvements are completed by the applicant.

There was discussion regarding the delinquent taxes for the past 4 years that will need to be addressed before the plat is recorded, and it was stated there needs to be an approved landscaping plan provided by the applicant.

Chris Thompson asked if the "No Access" on the north side of lot 1 be also copied to the north side of lot 3 for clarity on the plat.

There was discussion about re-addressing the lots to be off 1700 East.

Dave Anderson wanted to discuss the allowance of Home Occupations within a residential zone and that the use of the property stays consistent with the city code. He stated the home occupational allowance does prohibit home businesses that disrupt the residential feel that could become a nuisance to surrounding neighbors.

There was discussion regarding the future home that is planned to be constructed on lot 3, and that any business being conducted from the property should be incidental and not the main use of the property.

Howard Nelson stated that he intends to sell the third lot once the house is built and anticipates the build being completed by the end of 2023.

Chris Thompson suggested the applicant build the house on lot 3 before the wall on Canyon Road is built.

Howard Nelson stated he is not in a position financially to start building the house on lot 3 until the existing house is sold.

Dave Anderson **moved** to approve the proposed Nelson Meadows Subdivision Plat A Minor Subdivision 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 red-lines.
3. That the use of the property conforms to the R-1-9 zoning standards.

4. That a Landscaping plan be provided by the applicant to show improvements to the space between the wall and Canyon Road.

Jered Johnson **seconded** and the motion **passed** all in favor.

CONCEPT REVIEW

HALES CONCEPT

Brandon Snyder stated this property is on 200 North 600 East. He stated the applicant is proposing to tear down the existing home in order to construct a 2-story townhome with 4 units in its place. He stated the applicant must be able to meet the requirements of the Infill Overlay zone. He stated there are no other 2-story structures in the area. The zoning is currently R-1-6, to be able to accommodate the proposal, the applicant would need to have the property rezoned to R-3 with the Infill Overlay. He recommended that the Planning Commission review the proposal and if it meets the intent of the Infill Overlay.

There was discussion regarding the neighborhood and that there are no other 2-story structures in the neighborhood, and this would be a prominent structure on the corner. There was further discussion regarding the porches and how far they stick out to the sidewalk. It was stated the aerial that was provided is slightly off and a more detailed plan needs to be provided.

Seth Perrins feels there are too many units for the lot. He stated that he does like the look of the designed townhomes but just feels this is too much real estate for one lot. It doesn't fit with the surrounding neighborhood properties.

Dave Anderson stated the elevations that face 600 east need to look their best. He suggested having the end unit face the east.

TEXT AMENDMENT

TITLE 15 DRC ORGANIZATION

Brandon Snyder provided the amendment drafted by Ana and the changes that have been made to the verbiage regarding administrative bodies and officers. "Public Safety Director" has been replaced with "Fire Marshal" and replacing the word "Absence" with "Place" so that other staff members can attend in their place.

There was discussion regarding the addition of a SFCN staff member to the DRC approving body.

Seth Perrins **moved** to recommend the approval of the proposed Text Amendments to the City Council as discussed.

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

Dave Anderson moved to adjourn the meeting at 11:26 a.m.

Adopted: February 22, 2023

Kasey Woodard
Community Development Division Secretary