

**Adopted Minutes
Spanish Fork City Development Review Committee
40 South Main Street
Spanish Fork City
March 22, 2023**

Staff Members Present: Seth Perrins, City Manager; Dave Anderson, Community Development Director; Kimberly Brenneman, Development Coordination Manager; 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; Tom Cooper, Power and Light Senior Utility Planner; Bart Morrill, Parks Maintenance Supervisor; Kasey Woodard, Division Secretary.

Citizens Present: Brad Morgan, Ryan Christofferson, Danny Lange, Marissa Mills, AJ DelPivo, Gavin West.

Dave Anderson called the meeting to order at 10:00 a.m.

MINUTES

March 15, 2023

Seth Perrins **moved** to approve the minutes of March 15, 2023.

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

FINAL PLAT

VISTA VIEW PHASE 5

Dave Anderson stated there are three phases brought today that will be read together. He stated there aren't any changes that he is aware of that need to be discussed today. He stated the staff's recommendation is the same for each phase. He asked when the estimated completion date will be?

Brad Morgan stated they are slightly pausing at the moment to observe the market but stated it will be completed around July or August.

There was a short conversation regarding interest rates and the road connection to be made at 830 south. It was stated Iceberg is anticipating to open early summer but needs the connection to be made prior to opening.

Tom Cooper in power had no comments.

John Little stated there are a few remaining redlines that need to be addressed but Dave Anderson believes those outstanding redlines are left over from previous work and stated the applicant should be good to move forward.

Seth Perrins **moved** to approve the proposed Vista View Phase 5 Final Plat based on the following finding and conditions:

Findings:

1. That the proposal conforms to the City's General Plan Designation and Zoning Map.
2. That the proposal is consistent with the approved Preliminary Plat.

Conditions:

1. That the applicant meets the City's Zoning requirements and Construction Standards.
2. That the applicant addresses red-lines.

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

VISTA VIEW PHASE 6

*See Phase 5 for conversation.

Seth Perrins **moved** to approve the proposed Vista View Phase 6 Final Plat based on the following finding and conditions:

Findings:

1. That the proposal conforms to the City's General Plan Designation and Zoning Map.
2. That the proposal is consistent with the approved Preliminary Plat.

Conditions:

1. That the applicant meets the City's Zoning requirements and Construction Standards.
2. That the applicant addresses red-lines.

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

VISTA VIEW PHASE 7

*See Phase 5 for conversation.

Seth Perrins **moved** to approve the proposed Vista View Phase 7 Final Plat based on the following finding and conditions:

Findings:

1. That the proposal conforms to the City's General Plan Designation and Zoning Map.
2. That the proposal is consistent with the approved Preliminary Plat.

Conditions:

1. . That the applicant meets the City's Zoning requirements and Construction Standards.
2. That the applicant addresses red-lines.

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

SITE PLAN

GWC OFF-SITE IMPROVEMENTS

Dave Anderson pointed the conversation to Michael Clark in engineering and Tom Cooper in power and stated this discussion would be more of their wheelhouse.

Michael Clark stated all improvements are good and all utilities are in the road and stated there are no other comments. He asked if there needs to be a road easement for the road being built into the property that is not currently annexed and he explained that the City will maintain the road.

Seth Perrins stated the City does not have the jurisdiction to approve a Site Plan today.

Dave Anderson stated the City is approving infrastructure work and existing public right-of-way.

Seth Perrins stated the road is county jurisdiction but it is on private property.

Jered Johnson stated the County has approved it. He asked if the City is going to record the plat and Dave Anderson stated no the City will not.

Jered Johnson **moved** to approve the proposed GWC Off-Site Improvements 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 the redline comments.
3. That the applicant records a plat after the annexation.
4. That if the annexation does not happen and a subdivision plat is not recorded, the applicant will dedicate the right-of-way and the easements needed to have all public improvements appropriately located in appropriate easements.

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

DON BENNETT COMMERCIAL LOT 2

Dave Anderson stated the City has had trouble getting the applicant to attend a DRC meeting. He stated there is concern for the applicant to be operating a business on this site if the road improvements are not completed. He asks if there has been any update on the subdivision and if any roads have been built.

Tom Cooper stated there are several concerns with this proposal. He stated there is a lot of leg work that still needs to happen. He stated the power department has expressed the same concerns with the Site Plan approval for green tree phase 2, that the applicant needed to work with Mountain Country Foods for the road.

Jered Johnson stated the applicant needs to address the storm drain casing, and pressurized irrigation. He stated the water has been completed.

There was additional discussion regarding the power concerns and Mountain Country Foods.

Dave Anderson stated there were requirements for improvements to be made along with the plat.

Kimberly Brenneman stated there is an approved plat but no recorded lots at this time.

Dave Anderson suggested continuing this discussion with construction on the site being contingent upon a plat being posted and bonds being in place.

There was discussion about a potential meeting City Engineer Michael Clark had with the applicant about potentially recording a plat. He stated the meeting was to discuss the method of doing it but the discussion didn't include a timeline. He stated it was a road dedication but first the City must vacate it, and then the applicant will need to record a plat that will give the City access to the road similar to an easement, but the applicant can't record an easement till they own it.

Dave Anderson stated that if a Site Plan were to be approved, it would not allow for any construction to begin until the plat is recorded and the bonds are posted.

Seth Perrins **moved** to Continue the proposed Don Bennett Commercial Lot 2 Site Plan.

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

1120 EAST FIBER HUT

Matt Romero gave the location of the proposed fiber hut and stated it is near the landfill and across from the solar farms. He stated the City owns this property.

Seth Perrins asked if there is still trash on this site and it was stated yes there is but that it will be removed prior to construction.

Matt Romero stated they have redesigned plans to meet the City standards and he believes they have ensured it will not interfere with the neighboring trail.

Jered Johnson suggests landscaping when it is appropriate.

Seth Perrins asked if this has a parking lot.

Matt Romero stated there is not a need for a parking lot, just an area for one maintenance vehicle at any one time.

Seth Perrins asked if there is external lighting and it was stated there is one light on the hut.

Seth Perrins **moved** to approve the proposed 1120 East Fiber Hut Site Plan 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 the redline comments.
3. The suggestions that have been made today be added to the design including adding lights to the huts and adding graffiti block coating.

Bart Morrill **seconded** and the motion **passed** all in favor.

300 WEST FIBER HUT

Matt Romero gave a brief description of the location and stated they did not feel fencing was necessary. He stated they have not purchased this property and are seeking approval from the DRC before they do so. He stated there will be a future generator installed that will be fenced.

Seth Perrins asked if there would be value in adding a corner light to avoid any potential vandalism.

Matt Romero agreed and stated the City is the general contractor and can add this into the plans as he feels this is a good idea.

Seth Perrins stated he does not have any concerns about the designs. He stated that when the City purchases this property it will need to either purchase the access to the property or get an easement that states the City can be there and access the property.

Seth Perrins **moved** to approve the proposed 300 West Fiber Hut Site Plan 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 the redline comments.
3. The suggestions that have been made today be added to the design including adding lights to the huts and adding graffiti block coating.

Bart Morrill **seconded** and the motion **passed** all in favor.

700 EAST FIBER HUT

Matt Romero gave a brief location to the fiber hut located at Park school. He stated the City owns the small corner property and originally had the fiber hut designed to be on that corner, but decided that if the corner property were ever to be removed and line 700 East up with the other side of the road, they did not want to be forced to move the fiber hut. He stated they have worked with the school district and they are allowing the City to build the fiber hut on the school's property just to the west of the City owned corner. He stated this hut will be fenced in and states the City typically does a graffiti block coating on the City owned bathroom buildings and he suggested adding that to these structures as well.

Seth Perrins asked why this was shifted to the west, and Matt Romero stated this was moved on Brandon Snyder's suggestion so it'll look better.

Matt Romero stated construction will begin after school is out to avoid any potential concerns with kids being in the area during school. He stated they will get better pricing by starting construction for all the fiber huts at the same time.

Seth Perrins **moved** to approve the proposed 700 East Fiber Hut Site Plan 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 the redline comments.
3. The suggestions that have been made today be added to the design including adding lights to the huts and adding graffiti block coating.

Bart Morrill **seconded** and the motion **passed** all in favor.

900 NORTH FIBER HUT

Matt Romero gave a brief description of the location and states that it is off of Spanish Fork Parkway he stated they shifted the design slightly to avoid the water line.

Bart Morrill stated the Parks Department was planning to build a shed next to the planned fiber hut featuring a couple offices and housing some equipment.

There was a discussion about the access point being located off Spanish Fork Parkway and the concern around the traffic speeds.

Seth Perrins stated he was not concerned about access point for the fiber hut, as it will not be used frequently but stated he is not a fan having an access point for the additional office and thought the access point would be from within the neighborhood and not off Spanish Fork Parkway. He stated there is heavier traffic flow off Spanish Fork Parkway and compared it to a resident backing out of their driveway onto Canyon Creek Parkway.

There was a discussion about the access point and it was stated this is a better option than having the access be in the neighborhood and having trailers dragged through and it was stated it just does not make sense to create the access in the neighborhood and that is why it was designed to be from Spanish Fork Parkway.

Matt Romero stated this will not be fenced in and Seth Perrins stated this will definitely need graffiti coating and additional lights to deter potential vandalism.

Seth Perrins **moved** to approve the proposed 900 North Fiber Hut Site Plan 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 the redline comments.
3. The suggestions that have been made today be added to the design including adding lights to the huts and adding graffiti block coating.

Bart Morrill **seconded** and the motion **passed** all in favor.

CONCEPT REVIEW

BRADSHAW CONCEPT

Dave Anderson started by saying this concept has been brought to the DRC previously, he stated the Fire Marshal Jason Turner and Public Works Director Chris Thompson are not in attendance today but states that

they will have additional feedback that will be pertinent to this review that will need to be addressed before anything can move forward. He stated this proposal is in line with the City's general plan, but is unsure of whether the design will be approved by the City Council. He briefly discusses the width of the property and questions if it would meet setback requirements and have enough room for other improvements. He states this property is very narrow and the homes have a tight feel.

Jered Johnson stated this would not be considered a road and would be considered a type of a private driveway that the property owner would be responsible to maintain and for their own snow removal. It was also stated that it would need to be concrete.

Marissa Mills stated she has received the feedback from Fire Marshal Jason Turner and stated she has already addressed it on the redesign. She stated they are just trying to do what they can with the shape of the land.

Dave Anderson expressed his concern with this. He stated that there are several additional staff members that are also showing concern with this latest design. He stated this density for the area is incredibly tight and narrow.

Seth Perrins stated this proposal would sync with the City's General Plan, but stated he does not think the City Council would approve the design as it is very narrow and stated the use and the density is tough. He stated he is not one to tell anyone what to do with their land, but he does not feel this is a great design and does not feel the City Council would like or approve the provided design.

There was a brief discussion regarding the necessity of tying the road into Volunteer Drive and the future roundabout that will be built.

Marissa Mills stated that she feels her design is very similar to the Escalante Townhome design that was recently approved and it was stated it is similar in ways but there were still differences that are in question.

Jered Johnson stated Escalante Townhomes does not have a road, it is a driveway.

John Little asked if they are planning to do basements and Marissa Mills stated she is unsure and John Little cautioned against it due to the floodplain.

Dave Anderson stated there are a few concerns with the fire turn around and stated that he is surprised the fire marshal signed off on the design. He stated that it is inventive but he is unsure if the design would be approved by the City Council. He is also concerned about the timing. He stated that the construction for the connection to Volunteer Drive is going to happen, and he stated that if there was a proposed development that could potentially hinder that necessary connection, he feels the Council would not be in favor of approving it. He stated the next steps if the applicant decides to pursue, is to present the design to the Planning Commission but stated they will not be able to give much feedback until more details have been provided.

TITLE 15 AMENDMENTS

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Dave Anderson stated he would like to bring the design of Canyon Court to the DRC today so that City Manager Seth Perrins can be present to discuss. He stated this is a discussion of the allowed uses within a mixed-use zone.

Seth Perrins stated this use is very similar to the Urban Village zone and he stated he will need to read through this more in depth.

Dave Anderson gave a brief explanation of the proposed allowed uses within the mixed use.

There was discussion about the percentage of housing to retail space and it was stated there should be at least 30% of the building square footage dedicated to commercial or office uses and the remaining 70% to housing. The City will require this ratio to be maintained through every phase of the development.

Dave Anderson stated next, he wanted to discuss the proposed Master Planned Development Overlay Zone. He stated he wanted to discuss this further with City Attorney Vaughn Pickell, who was not in attendance today. He stated that anyone else that would like to be part of the conversation is welcome. He stated there has been an issue with a developer and the city's Master Planned Development portion of Title 15.

Seth Perrins asked if this would make the amendments a legislative action. He stated in the past the City has acted like it was but it has not been clear that it is. He stated this would make it clearly a legislative action.

He next stated the final amendment he wanted to discuss is taking the City's Master Planned development and taking out 28% of the site's gross density for roads and other unbuildable types of things. He gave a brief description of the projected numbers.

DISCUSSION

PARKING

Dave Anderson presented a slide deck featuring bike rack requirements within neighboring municipalities and he feels that there is a growing need for cities to start addressing it. He went through several cities in Utah and Salt Lake County, as well as a few national City requirements. He showed popular bike rack designs that are commonly used throughout the county, as well as less popular designs. He suggested that the City start implementing bike racks into the new City office buildings to set the example for the commercial developers. He stated this would all depend on the use of the property, that would facilitate the need for bike racks, calling out businesses that it would not benefit such as Home Depot but stated that local businesses that are more kid friendly, like the Beehive or a Nickelcade or a public library, would benefit from available bike rack parking.

Dave Anderson moved to adjourn the meeting at 12:00 p.m.

Adopted: March 29, 2023

Kasey Woodard
Community Development Division Secretary