

Adopted Minutes
Spanish Fork City Development Review Committee
40 South Main Street
Spanish Fork City
March 29, 2023

Staff Members Present: Chris Thompson, Public Works Director; Dave Anderson, Community Development Director; Brandon Snyder, Senior Planner; Kimberly Brennenman, Development Coordination Manager; Vaughn Pickell, City Attorney; Ana Burgi, Assistant City Attorney; John Little, Chief Building Official; Michael Clark, Assistant City Engineer; Byron Haslam, Senior Engineer; Marcie Clark, Department Development Secretary; Jered Johnson, Engineering Division Manager; Tom Cooper, Power and Light Senior Utility Planner; Bart Morrill, Parks Maintenance Supervisor.

Citizens Present: Lisa Vandersteen, Jens P. Nielsen, Scott Neilson, AJ DelPivo, Ryan Christofferson, Danny Lange.

Chris Thompson called the meeting to order at 11:04 a.m.

MINUTES

March 22, 2023

John Little **moved** to approve the minutes of March 22, 2023.

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

SITE PLAN

Dutch Bros Coffee

This item has been on a DRC meeting previously and was continued as street alignment for the intersection needed to be improved along 1000 North.

Dave Anderson stated the City has put together a cost estimate for the intersection improvements, which is approximately \$100,000. Based on that information, 25% of the improvements' cost needs to be paid for by either Amsource or Dutch Bros Coffee. The City will pay the remaining 75% of the cost of the improvements.

Jered Johnson said the most significant improvement is the pedestrian ramp relocation. Most of the improvements should be in the existing right-of-way. There may be a little bit more property needed for the corner.

Michael Clark stated the City has provided to Dutch Bros Coffee a copy of the intersection design so that the overall site can be modified to show the correct intersection design.

Tom Cooper stated there is no power on the site and it will need to be pulled from the south side of 1000 North.

Dave Anderson **moved** to approve the proposed Dutch Bros Coffee Site Plan based on the following findings and conditions:

Findings:

1. That the proposal conforms to the City's General Plan Designation and Zoning Map.
2. That Amsource has proffered a \$25,000 contribution towards the needed intersection improvements at 1000 North and 200 East, which is appropriate based on the anticipated impact of the project.

Conditions:

1. That the applicant meets the City's Zoning requirements and Construction Standards.
2. That the applicant addresses red-lines.
3. That the applicant provides any easements or right-of-way that is needed for public improvements.

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

ZONE CHANGE AND PRELIMINARY PLAT

Canyon Court Urban

Brandon Snyder stated the applicant is looking for approval of a Zone Change and Preliminary Plat. The development consists of commercial, residential, and a combination of commercial and residential buildings.

Dave Anderson stated this has been discussed at length with the DRC. He feels it is time to get this application before the Planning Commission and City Council for their review. There is language within Title 15 that needs to be adopted to allow for the development. The creation of a Mixed-Use zone. It is anticipated to have this item on the Planning Commission agenda for April 12. Dave Anderson stated that a development agreement would be required with the development.

Chris Thompson stated the language relative to the roundabout misrepresents that the developer will not be installing the improvements. He asked that to be clarified on the plans that they will be building the roundabout with the development. The island along 400 North needs to go east to the railroad tracks.

Cory Andersen has committed that the residential shown is all he plans to build with no anticipation of coming back at a later date asking for additional residential units. He has provided a second plan that shows how the north lot could develop commercially with multiple buildings, if there is not a large anchor grocery store.

Tom Cooper stated the power design will need to be done differently if there is one large user or if there are multiple smaller users.

Cory Andersen stated the commercial pads would be sold to the end user. He has a few lots that he feels will be sold once the development is approved. He is comfortable having a document recorded with the plat stating it shall not exceed the 106 of residential units today and forever into the future.

Dave Anderson **moved** to recommend approval to the City Council of the proposed Canyon Court Urban Zone Change and Preliminary Plat based on the following finding and conditions:

Finding:

1. That the application consisting of a mixture of residential and non-residential buildings makes sense at the intersection of significant transportation corridors.

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 Mixed-Use Zone text amendment be adopted by the City Council to allow for the development to be possible.
4. That the improvements along 400 North that were discussed by the Engineering Department with regard to the design for the islands and roundabouts be incorporated into the plans, and that the developer construct those improvements.
5. Provided that the City Council approves the proposed Mixed-Use Zone, text amendment and proposed Preliminary Plat, that the applicant will enter into a development agreement specific to timing and construction of improvements to the site.

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

It was suggested an outline of a development agreement be prepared in draft as to what might be included in the agreement to present to the City Council.

TITLE 15 AMENDMENTS

Mixed-Use Zone Text Amendment

Dave Anderson stated that there still needs to be some fine tuning of the proposed Mixed-Use zone text but feels it is best to receive direction from the Planning Commission with what they feel may or may not work.

Dave Anderson **moved** to recommend approval to the City Council of the proposed Title 15 Mixed-Use Zone text amendment.

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

Master Planned Development Density Description

The proposed density modification is very slight for each zone. The change would allow for a slight increase in allowed density.

Chris Thompson's phone rang at 11:40 a.m.

Dave Anderson **moved** to recommend approval to the City Council of the proposed Title 15 text amendment to the density description for a Master Planned Development as proposed.

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

Proposed Master Planned Development Overlay District

This proposed change is a compilation of existing language of Master Planned Developments and language that is found in overlay zones. This would change approvals from an administrative action for a Master

Planned Developments to a legislative action. This is for clarification of process and discretion on approval for the City Council.

Dave Anderson **moved** to recommend approval to the City Council of the proposed Title 15 Master Planned Development Overlay District text amendment as proposed.

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

ANNEXATIONS

GWC 320 Annexation

The proposed annexation has increased in size from the original proposal and therefore needs to be accepted by the City Council for further study. The proposed annexation includes two additional properties to the west of the original proposal bringing the proposed annexation to approximately 535 acres.

Dave Anderson **moved** to recommend the City Council accept the GWC 320 Annexation for further study based on the following findings:

Findings:

1. That the Springville City Council is not opposed to Spanish Fork's potential annexation of the subject property.
2. That Spanish Fork City is servicing industrial developments adjacent to the area.
3. That industrial development on this site is in line with Spanish Fork City's General Plan for the surrounding area.

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

Annexation Policy Boundary Amendment

The proposed amendment to the current Annexation Policy Boundary would extend along to the north to accommodate the proposed GWC 320 Annexation.

Dave Anderson **moved** to recommend approval to the City Council of the proposed Annexation Policy Boundary Amendment based on the following findings:

Findings:

1. That the Springville City Council is not opposed to Spanish Fork's potential annexation of the properties included in the proposed Amendment.
2. That Spanish Fork City is servicing industrial developments adjacent to the area and can potentially serve the area included in the proposed Amendment.
3. That the owners of property included in the proposed Amendment have expressed an interest in annexing to Spanish Fork.
4. That industrial development on this site is in line with Spanish Fork City's General Plan for the surrounding area.

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

PRELIMINARY PLAT

Westridge Business Park

Brandon Snyder stated the development is north of the Transfer Station that is under construction. This is for Preliminary Plat approval of two lots. The applicant needs to do any due diligence regarding any potential wetlands in the area. Brandon Snyder asked if the applicant has been working with UDOT to access lot 2 of the development. Chris Thompson stated that it might be too close in proximity to 600 West.

Jered Johnson is working with Springville regarding a Dry Creek Drainage Study. As Dry Creek splits this property, the applicant will need to be aware of the study and any findings.

There was discussion of lot 2 and access. It was determined that the applicant should show the development as one lot with the property on the eastside of dry creek as a future phase.

Danny Lange stated the applicant has considered a condominium plat for the development but no final decision has been made, to his knowledge.

Dave Anderson stated this needs to be clear by the end of next week for the item to be placed on the Planning Commission agenda in April.

Tom Cooper stated that the power layout will need to be redesigned as it was originally done as with one user in mind, not multiple users.

Chris Thompson asked if the applicant is anticipating raising the site.

Danny Lange stated that the applicant's intent is to bring substantial fill to the site.

Dave Anderson **moved** to recommend that the Planning Commission approve the proposed Westridge Business Park 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 the redline comments.
3. That the applicant labels the lot on the eastside of dry creek as a future phase.
4. That before the project proposal is placed on the Planning Commission the applicant provides a clear plan indicating the number of lots they intend to create.
5. That the applicant conforms to the Dry Creek Drainage Study that is being completed by Spanish Fork City and Springville.

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

DISCUSSION

Hillside Development Proposal

The proposal is to develop on a hillside that exceeded the current City's hillside standard. The applicant is proposing to amend the slope from 3H:1V to 2.5H:1V.

The applicant stated that with the future lots, he would like to see accessed via Canyon Crest Drive, not River Bottoms Road. He anticipates dividing the property into four half acre lots.

Chris Thompson stated that road improvements would need to be done along River Bottoms Road and Canyon Crest as these lots are double frontage lots.

There is a question of where the crest of the hill is and what any potential fill line would look like for development. What does this change do to Oakridge Cove or other potential sites in the City.

There was discussion of what slope ratio is the comfort level of the City. Ultimately, staff needs to see cross sections of how the homes will sit on the lots with any fill, how the "backyard" would look, and how cars get from the road to the garage.

John Little stated the homes to the west have about 40 helical piers per home. This is something that the applicant will need to be aware of should development occur.

Dave Anderson moved to adjourn the meeting at 12:35 p.m.

Adopted: April 12, 2023

Kimberly Brenneman
Development Coordination Manager