

Adopted Minutes
Spanish Fork City Development Review Committee
40 South Main Street
Spanish Fork City
June 7, 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; Marcie Clark, Department Development Secretary; Jered Johnson, Engineering Division Manager; Tom Cooper, Power and Light Senior Utility Planner; Dale Robinson, Parks and Recreation Director; Jason Turner, Fire Marshall; Kasey Woodard, Division Secretary; Dillon Muirbrook, Traffic Engineer; Jill Helt, Building Permit Technician.

Citizens Present: Gary Miner, Jason Rasmussen, Shay Smith, Clayton Rackham, Gavin West, Jared Morgan, Kaden Cole, Nikolas Simpson, David Simpson.

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

MINUTES

May 31, 2023

John Little **moved** to approve the minutes of May 31, 2023.

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

ANNEXATIONS

STOCKMAN FLATS

Dave Anderson spoke briefly about this proposal. He stated this will likely go in front of the City Council in a few weeks as this has been studied extensively and the timing is now right. He feels this is ready to move forward to the City Council on June 20th.

Jared Morgan rose to speak more to the zoning of the proposed annexation. He stated the attempt is to zone the area light industrial. He presented several building elevations to illustrate the proposed office warehouse buildings to be developed in the business park. He stated they are marketing and re-branding the business park to Stockman Flats. He stated the property to the north will be delineated wetlands as it is contiguous to the lake. He stated their engineers are present today and would be happy to answer any questions the Committee may have.

Chris Thompson asked if they would be leaving the illustrated wetlands that are present on the current design and it was stated that yes these wetlands will remain in place.

Seth Perrins feels the area is large enough that it would need public East to west movements.

Dave Anderson stated this has not previously been a part of the City's annexation plan. And he states the City will need to work through this issue.

Jared Morgan stated this is all still conceptual. He stated this is a phasing plan that includes 6 phases and which would be a 5 to 10-year total project, with each phase taking 1-2 years for development.

Dave Anderson asked what additional infrastructure will be needed?

Jared Morgan discussed the power substation and sewer lift station.

Dave Anderson stated he is comfortable zoning this area light industrial.

Seth Perrins stated this is about a mile further north than the City was anticipating going with annexations. He questions the city's ability to provide adequate EMS services to the area. He feels it may be too far to the north to provide timely response services. He stated he would like to see the current study for the proposed fire station in that area.

Jason Turner stated the study is about 80% complete.

Chris Thompson asked if the study will say if the City will need a fire station to the north and Jason Turner stated he is not sure. He stated it is a 5 to 10-year plan. He feels there should be a station up north but he understands that it is not possible at this point in time.

There was discussion regarding the airport and where the proposed station would be. It was stated that once the airport growth hits a certain point, a fire station would be required.

Jared Morgan asked how many acres a fire station requires and it was stated no less than 1.5-2 acres. It will all depend on future growth.

Seth Perrins stated that when the study is completed we will have the answers to the questions being asked today.

Dave Anderson **moved** to recommend approval of the proposed Stockman Flats Annexation with the East 320 acres being zoned I-1 and the remainder of the annexation area being zoned R-R; and based on the following findings and conditions:

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.

Conditions:

1. That City staff further evaluates the need for public safety facilities in the area.
2. That the applicant cooperates with the City to solidify an overall area transportation plan before any Site Plans are approved.

Seth Perrins **seconded** and the motion **passed** all in favor. Seth Perrins indicated the need for the applicant to coordinate the design of the lift station with the City and that the applicant be aware of potential impacts

being near the wetlands and floodplain. Chris Thompson indicated that the applicant will need to follow the City floodplain requirements. The potential shoreline trail was also discussed.

CONCEPT REVIEW

RASMUSSEN CONCEPT

Jason Rasmussen stated his hope is to subdivide and sell the front portion of his property. He is wanting to see what his options are. He stated he was given the direction that he would need to provide improvements to the front of the property that he is not wanting to provide.

It was stated the City does not allow flag lots, and for the applicant to be able to do what he is wanting, he would need to propose a change to the City ordinance. It was asked if the council would want to allow that option back into the City ordinance.

Dave Anderson understands that this situation is unique as most residences are not set as far back from the property line typically. He asks the Committee to discuss this unique situation to see if there is a way to come together with the applicant to find a workable solution.

Jason Rasmussen stated his property is large enough to accommodate a fire turn around and it was stated the problem isn't having the space for the turn around, but having access to water and the property would require a fire hydrant to be placed for fire safety. It was stated utilities need to be provided to the area.

Seth Perrins stated that while Jason Rasmussen owns the property now, what happens in the future if the future resident needs those utilities or wants to further develop the front property.

Chris Thompson stated he would like engineering to take additional time to evaluate the proposal.

There was discussion about if the applicant would subdivide, creating 2 separate lots with a shared flag lot stem for access, or if there is an option that would allow access to be provided to the back lot via a property easement. Dave Anderson stated, in his opinion, that it would not be considered a flag lot if there is just an easement in place.

There was further discussion regarding the width of the road, and it was stated it would be at least 20 feet wide.

Gary Miner, a neighboring property owner, was present and stated he owns the neighboring property.

Chris Thompson recommended the City staff take a week to review the concept and have the applicant return for further information.

SIP'N CONCEPT

Nikolas Simpson stated the proposed concept is rezoning the existing non-conforming building that is currently zoned R-1-6, and they would like to restructure the existing drive thru. He presented the design to the committee.

Dave Anderson stated he would like to see a right-in-right-out on 100 east.

Brandon Snyder asked how close the parking would be located to the building and Nikolas stated that his engineer assured them there would be sufficient parking to meet the city's requirements.

Brandon Snyder stated that with the proposed design it is currently deficient in parking and landscaping, and this deficiency would need to be presented and approved by the City Council.

Chris Thompson stated this concept is better than what is currently in place.

Dave Anderson stated the applicant would be looking at a Development Enhancement Overlay to address the parking and landscaping deficiency. He stated this could be presented to the Council in July and he suggested the applicants look at landscaping and parking design ideas to improve the concept.

Seth Perrins suggests the applicant work on fixing the access challenges first.

Brandon Snyder asked when the Committee would like to see the Site Plan come through and Dave Anderson stated this is one case that he would see the Site Plan application come after. He stated typically they like to see everything go through approval in one step, but he stated this would be fine to do in two steps.

Seth Perrins stated he would like to see an access point on 100 east, included in the design to address the potential for line stacking and line cutting in the drive through.

Chris Thompson suggested adding in an exit only sign.

John Little asked if the applicant has a design that features a dumpster enclosure and it was stated there is a second concept that does include one.

Dillon Muirbrook asked if the applicant had done a queuing analysis to see how it will affect the internal circulation and Nikolas Simpson stated they should be able to stack 15 cars from the drive thru window.

He then asked if the applicant is planning to do a curb wall on the sidewalk and if there are any internal draining issues.

Nikolas Simpson stated no they were not planning to do a curb wall.

John Little asked if the applicant will be combining the parcels and it was stated yes, they will be combining the two parcels.

Seth Perrins moved to adjourn the meeting at 11:00 a.m.

Adopted: June 14, 2023

Kasey Woodard
Community Development Division Secretary