

Adopted Minutes
Spanish Fork City Development Review Committee
40 South Main Street
Spanish Fork, Utah
June 28, 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; Byron Haslam, Senior 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: Scott Peterson, Bo Chung, Scott Neilson, Jens Neilson, Matt Loveland, Kevin thatcher, Tyler Horan, Scott Neilson.

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

MINUTES

June 21, 2023

Dave Anderson **moved** to approve the minutes of June 21, 2023.

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

MINOR PLAT AMENDMENT

SPANISH TRAILS LOT LINE ADJUSTMENTS

Brandon Snyder gave a brief history of the property and the property lines. He stated this motion is to amend existing lot lines to match the fence lines.

Chris Thompson **moved** to approve the proposed Spanish Trails Lot Line Adjustments Minor Plat Amendment based on the following finding and conditions:

Finding:

1. That the application conforms to the City's General Plan Designation.

Conditions:

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

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

PRELIMINARY PLAT RE-APPROVAL

JOHNSON SUBDIVISION

Brandon Snyder stated this is a re-approval to a Preliminary Plat that is close to expiration.

Chris Thompson stated that with additional research, it was discovered the property that is needed for the railroad was illegally subdivided ahead of this development. He stated that it is impact fee reimbursable.

Dave Anderson stated FieldStone reached out to the City about the potential of dedicating this parcel of land to the City, but they would like this treated as buildable land so they can add 2 lots.

There was a brief discussion about the potential development for the area of land. It was decided to leave the area as is.

Seth Perrins inquired as to why the property was illegally subdivided in the first place?

Dave Anderson stated he was not sure as to the reasoning but that it was speculated to not be buildable land.

Seth Perrins then asked if this process will correct this and make it into a legal subdivision?

It was stated that if it is put into the subdivision, it will make it legal.

Seth Perrins stated that he would prefer to see the Preliminary Plat solve the illegal subdivision.

Dave Anderson clarified for the applicant that the Committee was discussing the strip of land along the railroad.

The applicant inquired if they would be allowed to utilize that area to up the allowable density by 2-3 units?

Dave Anderson asked the applicant if they knew the cause for the illegal subdivision.

The applicant speculated that it was just how it was sold. He stated the property owner was back and forth with the title company where it could or could not be sold, and who was the actual owner of the land.

Dave Anderson stated this was a red flag for him.

The applicant stated there definitely is some form of railroad rights on the property. He stated he is unaware of what they are.

Dave Anderson stated when there are questions like these, the City typically does not give buildable credit for the land. He stated due to this, the City would not allow for the density to increase.

The applicant stated that the railroad will not offer anything.

Dave Anderson stated his recommendation today is for reapproval of the project as is.

Dave Anderson suggested the Preliminary Plat be re approved as it is today.

The applicant asked the Committee their thoughts on if they dedicated the cell tower site that is located within phase 2, to the City so it does not burden the homeowners?

Committee members said that might work.

Dave Anderson asked Vaughn Pickell if the City would want to conduct additional research into this and it was stated, yes, the City will do additional research before anything moves forward.

Vaughn Pickell stated he would like to look over the lease and it was stated that the lease was paid out in a lump sum and it is just an easement at this point. He suggested fixing this with the plat and making it a condition of approval.

Seth Perrins **moved** to recommend the re-approval of the proposed Johnson Subdivision Preliminary Plat to City Council 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 additional research be conducted on the eastern parcel, adjacent to the project, to determine if it is buildable and if it can be brought into the development.
4. That the City study with the applicant, the cell tower located on lot 6, and investigate whether it would be mutually beneficial that the cell tower property be dedicated to the City instead of being part of the plot.

Seth Perrins further stated that the two additional recommendations be researched and may potentially become conditions of approval.

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

ZONE CHANGE

Brandon Snyder stated this has been previously discussed with the Committee and the applicant. He stated since the last discussion, the parcels have since been combined as was requested by the City. He stated this is the next step that was discussed with the DRC by changing the existing zone to R-R to better fit the agricultural uses that are being proposed.

The applicant was present and stated he is happy to discuss any questions the Committee may have, but stated that Brandon Snyder stated the proposal perfectly.

Seth Perrins asked if this zone change solved any of the utility issues?

It was stated that it is currently being served by the parcel to the north, but that it is okay as it has now been combined into one parcel.

The applicant stated the church is fine with the combination into one parcel, and it was submitted to the county, but they are still waiting on the final legal description.

Chris Thompson asked if there is an adjusted Site Plan?

Dave Anderson feels there is not a need for a Site Plan if the property is zoned for a certain number of uses.

It was stated as long as the applicant can meet the requirements for a building permit, everything should be fine.

Ana Burgi **moved** to recommend the approval of the proposed Warner Flower Farm Zone Change to City Council based on the following finding and conditions:

Finding:

1. That the proposed use is appropriate for the site.

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 meets any conditions recommended by the DRC and Planning Commission.

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

CONCEPT REVIEW

PETERSON PROPERTY CONCEPT

Brandon Snyder stated this is the overall phasing for River Run Townhomes. He stated the Peterson property sits just to the east. He stated that phase 1 is currently under construction, and that will bring a connection to the proposed amendment with phases 3 & 4.

Matt Loveland, representing White Horse Development, stated they are purchasing the property to continue development. He stated they are seeking guidance from the Committee before they move forward with a Preliminary Plat and zone change request. He gave a brief presentation stating they are proposing 80 condo units and 40 townhome units. He stated the townhomes would be in line with the River Run product the committed has previously been presented. He stated they will provide condo exhibits as well. He stated their hope is to treat this as one project in favor of 2 separate phases. He stated they would like to move the clubhouse and pool and move them to a more central location within the community.

Brandon Snyder inquired as to what would replace the existing clubhouse, or if there would be any shift to the units?

Matt Loveland stated in terms of the layout, they would keep the layout as it is in the current design. He stated they would place additional amenities to the area once the pool and clubhouse have been moved to the more central location.

Brandon Snyder inquired if the design features adequate parking for the residents as well as their potential guests?

Matt Loveland stated that yes, there will be adequate parking, but that he will discuss this concern when they are further in the process.

Chris Thompson stated this proposal is high density and questions if the property is zoned for such a high density?

Matt Loveland stated its 11 units per acre and the R-3 zoning allows for 12 units per acre.

Seth Perrins feels that under 12 units per acre is better than what he initially thought the design was.

Dave Anderson feels this design needs to change significantly north of the east-west road. He suggests the next step for the applicant is to take this design to the Planning Commission for their input.

The applicant stated they are more than okay with redesigning a second concept to bring to the Planning Commission so they can get additional feedback.

Jason Turner is in favor of a redesign as he does not approve of the current design that features over 150-foot dead end that does not allow for turnaround space and would not give emergency response access to the end units.

Chris Thompson is concerned that there will be a large landscaped area that neither party would be willing to maintain.

The applicant stated that even though the property would be adjacent to what they personally own, they would be willing to maintain it and or place amenities on it. He stated this is all to be determined at this point as it is an odd piece of land.

Dave Anderson stated there are utility concerns that need to be addressed as well.

Jake Theurer stated there are existing SUVPS transmission lines that run through the development that the applicants need to be aware of.

The applicant stated it is his understanding that there are plans to relocate these transmission lines, but it is all TBD at this time.

Jake Theurer stated the City is hoping to get the lines rerouted but it is not a sure thing right now.

Seth Perrins stated the lines currently run east to west but there are plans for lines to also run north to south. He asked if the applicant has any knowledge of the north to south plans and it was stated they were not aware of this.

Jake Theurer stated a City staff member should be reaching out soon to discuss this. He stated he is happy to stay after the meeting to have a brief discussion with the applicant regarding this item.

Kimberly Brenneman stated the applicant needs to record the plat so as not to lose entitlements on the Preliminary Plat, and the applicant stated they are aware and have done everything they can up to this point.

Dave Anderson moved to adjourn the meeting at 11:00 a.m.

Adopted: July 19, 2023

Kasey Woodard
Community Development Division Secretary