

Adopted Minutes
Spanish Fork City Planning Commission
40 South Main Street
Spanish Fork, UT 84660
January 5, 2022

Commission Members Present: Chairman Jesse Cardon. John Mendenhall. Todd Mitchell. Shauna Warnick. Joseph Earnest. Michelle Carroll.

Staff Members Present: Dave Anderson. Community Development Director: Brandon Snyder, City Planner: Michael Clark. Staff Engineering: Walter Bird, Assistant City Attorney: Jackson Dille, Planning Intern.

Citizens Present: Colton Ashby, Garrett Seely, Clint Garner, Scott Peterson. Amon Cloward, Derek Terry, Jeremy Endicott. Branden Kirk, Diane Daniels. Kristy Whetten, Jonathan Reid. Collin Daid, Kevin Pritchett. Davin A. Cloward, Austin Pritchett.

WORK SESSION

Chairman Cardon called the meeting to order at 6:04 p.m.

PRELIMINARY ACTIVITIES

Pledge of Allegiance

Commissioner Warnick led the pledge.

MINUTES

December 1, 2021

Commissioner Earnest moved to approve the minutes from December 1, 2021.

Commissioner Warnick seconded and the motion passed all in favor.

ZONE CHANGE

300 North Duplex Addition

Dave Anderson rose to explain that this item will now be first in the agenda. He explained that the developer has requested that the item be continued.

Commissioner Cardon asked if anyone from the public was here to discuss this proposal. No one sought to comment.

Commissioner Warnick moved to continue the 300 North Duplex Addition Zone Change from R-1 -6 to R-3 with the Infill Overlay.

Commissioner Earnest **seconded** and the motion **passed** all in favor.

DISCUSSION

Moderator

Dave Anderson spoke to the Commission about how this application has been revised multiple times in the months since the last time the Commission saw it. The development is a big deal because it is a large development and the first development in this part of the city. This will set a tone for other developments in the area, so the City wants to make sure the development is done well. There are few places where the City allows for such high density. The developer is pushing the ceiling but this is a place that will feature intense development. Dave Anderson hopes Garrett Seely will be direct in his comments.

Commissioner Earnest asked if the infrastructure in the area is adequate for this intensity of development.

Dave Anderson said with what the developer has proposed, yes.

Garrett Seely thanked the Commission for having them. He said last time he was before the Commission the project was smaller. They have added 20 acres to now have a total of 35 acres. This is the same general design just on a larger scale. They have enjoyed working with staff. Garrett Seely said that Dave Anderson is a strong advocate for the City and they have enjoyed the feedback process to refine their product. The neighborhood meeting will be next and then there will be a public hearing on the project in February. This development will be just off of the future Benjamin interchange. He showed a 3D model of the development. All infrastructure needs have been accounted for. There will be a mix of 28 and 42 plex buildings, each being 4 stories tall.

Commissioner Earnest asked what the total number of units will be.

Garrett Seely said there will be 749 units. He then showed the building elevations. He addressed the concern of the buildings all being white in current renderings. He has brought 3 color boards to show what different color combinations could look like throughout the development. He had the three boards placed at the front of the room. Each board featured a different color combination of brick, wood, and hardyboard. They will not have cookie cutter houses.

Commissioner Mitchell asked about the use and coloring of stucco in the buildings.

Garrett Seely said the stucco will be the same in all buildings to tie them together visually.

Commissioner Warnick asked where the stucco will be on the buildings.

Garrett Seely answered with the location of the stucco on the buildings.

Commissioner Mendenhall asked if the design will vary per each building.

Garrett Seely said the buildings will have the same design with 3 different exteriors used throughout the complex.

Commissioner Mitchell asked for a rendering showing the different color options to be shown during the public hearing.

Garrett Seely said he is happy to do so. He then showed the design and location of monument signs in the project. The development incorporates xeriscape landscaping for areas that won't see direct foot traffic, but will have grass in gathering and play areas. In the center of the development there will be a clubhouse, pool, playground, pickleball courts, and basketball courts. The clubhouse will feature prominently from the entrance, it will be centralized physically and visually. Garrett Seely detailed where the playgrounds will be located throughout the development. There will also be open grassy space by the clubhouse.

Commissioner Earnest asked if they meet R-4 zone amenity requirements.

Garrett Seely said yes, they do. He said there will also be dog parks throughout the development.

Commissioner Earnest asked what will be in the southwest lot of the property.

Garrett Seely said there will be a commercial development there in the future.

Commissioner Mitchell asked if the commercial lot is Garrett Seely's land.

Garrett Seely said no, but he has spoken with landowners and they believe the addition of more rooftops will pave the way for the commercial development.

Commissioner Mendenhall asked if the rendering of the road in the middle of the development constitutes what the road is now. He asked what improvements will be made to the existing roads in the area.

Garrett Seely said the road will be brought to City standards. There will be two new signalized intersections.

Michael Clark said the central road will be a commercial collector.

Commissioner Earnest asked if these will be public streets.

Garrett Seely said yes.

Commissioner Warnick asked about trails here.

Scott Peterson said trails will be placed around the perimeter.

Commissioner Mendenhall said he has not seen any fencing in the plans.

Garrett Seely said there will be a split rail white or dark tan fence to give a barrier from 1900 South. Because the development is on public streets, they do not want it to be entirely fenced off. Dog parks and basketball courts will feature fences.

Commissioner Earnest asked if there is adequate parking for R-4 zoning with 2.5 stalls per unit and garages.

Garrett Seely said yes and showed where there are garages.

Commissioner Earnest asked if there will be elevators.

Garrett Seely said there will be no elevators, just stairwells.

Commissioner Warnick asked what experience their company has with four-story buildings that don't have an elevator.

Garrett Seely said that sometimes the fourth floor can be harder to lease. but the price discount on the lease due to construction savings makes it sellable. They have a similar product in Payson that has sold well.

Commissioner Warnick asked how much of the development will be for rent and how much will be for sale.

Garrett Seely explained that the westernmost section is for sale while the easternmost section is for rent.

Commissioner Mitchell asked about phasing.

Garrett Seely explained that the bottom half of the eastern section will be developed first. and the western lot will be developed last.

Commissioner Mendenhall asked if that means the clubhouse will be built in the first phase.

Garrett Seely said yes.

Commissioner Mendenhall asked how it is proposed to collect the fee for HOA's and maintenance. He believes there will need to be a lot of maintenance.

Garrett Seely said they will install everything, set up CC&R's specific to the area and it will be maintained by a professional group out of Lehi they have experience with. That group will do insurance on the property, building exteriors. and the maintenance book.

Commissioner Mendenhall asked if their experience is that these buildings weather well and are well maintained.

Garrett Seely said they have experience from 2011. They have built over 2,000 homes. All have been well maintained and there have been no lawsuits.

Commissioner Mendenhall asked if thought has been put towards the possibility of adding balconies to add more relief to building exteriors. He wants this to be a showplace that can

be held as a standard in town. He likes the relief on the front. Have they thought about doing balconies?

Garrett Seely said their issues with balconies is they turn into eyesores with open storage. He thinks a cleaner facade looks better.

Commissioner Mendenhall said he understands that point but disagrees, what he has seen in Payson and Provo is that they are attractive. If they are maintained it should not be an issue.

Commissioner Earnest said he can see it going either way for what it's worth. He believes he would prefer having no balconies.

Garrett Seely said they can do a rendering to see if it works.

Commissioner Mendenhall said this issue will not make or break the development.

Garrett Seely explained the building footprint and the issues of pushing it back through the inclusion of balconies.

Commissioner Mendenhall said not every unit should have one, but it might add to the eye appeal. They have discussed balconies before. He thinks the potential for them to turn into an eyesore is overstated.

Commissioner Warnick said that like Commissioner Earnest she is divided on the balcony issue. Her daughter had a balcony with an attached storage area and it was very nice.

Commissioner Mitchell asked about a grouping of doors shown on the floor plan.

Garrett Seely explained the rendering is of storage closets. Five will be available for every eight units.

Commissioner Earnest asked about square footage and if they meet bedroom requirements.

Garrett Seely said when they come back, they will have exact numbers. They are trying to adapt the plan to accommodate one-bedroom units.

Commissioner Earnest asked Garret Seely to confirm that he was there for feedback.

Garrett Seely confirmed he was there for feedback.

Commissioner Earnest's criteria are if the development will stand the test of time, and be livable and beautiful. He sees they are making an effort to do that. This will make all new developments in the area compete with a high bar. He likes the layout and dispersal of amenities. He thinks the access and traffic flow designs are well thought out. He thinks this is one of the best spots for this type of residential development in the city. This will be a catalyst for the retail they hope to bring to the city.

Garrett Seely commended the forethought of Spanish Fork in bringing rooftops to sustain commercial development.

Commissioner Earnest said this property is surrounded by fields now, and anyone who moves nearby will know the development is there. He is a fan of that.

Commissioner Warnick sought to clarify that they only have two- and three-bedroom units.

Garrett Seely said yes, but they expect 25% of units to end up being single bedrooms. Two bedrooms will be the biggest percentage of unit type.

Commissioner Warnick asked about garages and if they will require payment for use.

Garrett Seely said garages will be assigned, they may not all be adjacent to their assigned apartment. They want to make sure garages aren't used for storage. 60% of units will have a garage. Garages will be purchased with the unit.

Commissioner Warnick said if they don't want garages to be used as storage units, they should consider having one storage space per unit.

Garrett Seely said that that would be a good idea.

Commissioner Cardon asked what would happen to parking capacity if not all garages are purchased.

Garrett Seely said there is ample parking provided in the lots and on the streets. Spanish Fork asks for a lot of parking and they have provided it.

Discussion ensued regarding how many spaces will be provided.

Commissioner Mendenhall asked how they will force garages to not be used as storage space.

Garrett Seely said CC&R's will enforce that.

Commissioner Warnick asked Dave Anderson if the City is moving away from the use of stucco on new buildings.

Dave Anderson said in certain zones. 50% of a building must be built with something other than stucco. There has been an effort to ensure a variety of building types and sizes.

Commissioner Warnick noted that these buildings do not use a lot of stucco. She asked if the way it is seamed will lead to durability issues.

Garrett Seely said the buildings won't be less durable because the cracks follow the seams and keep it clean.

Commissioner Mitchell asked if the room count will go down with the addition of one-bedroom units.

Garrett Seely said the square footage and unit number of the development will not change. The one-bedroom units will just be larger.

Commissioner Warnick asked to see the 3D aerial shot again in order to situate the location visually.

Commissioner Mitchell asked if the road that splits the condos and apartments is 1400 West.

Garrett Seely said yes. it is.

Discussion ensued regarding the phasing plan.

Commissioner Warnick asked Michael Clark to overlay the General Plan so they could see where it is on the General Plan.

Dave Anderson explained the designations right now are residential. commercial. and mixed use.

Commissioner Warnick asked if the property directly west is designated Estate Density.

Dave Anderson said it is.

Commissioner Mitchell asked if there have been traffic studies done for the development.

Michael Clark said yes. UDOT is aware of the development and they are comfortable with it.

Commissioner Mitchell asked if further road improvements will be required.

Discussion ensued regarding the placement of new turn lanes in the area.

Commissioner Mendenhall complimented Garret Seely and his associates for working closely with staff and having this development be a standard to follow. He is glad they have followed the direction of the City with this development.

Commissioner Warnick mentioned Garrett Seely's comment of Dave Anderson being a stickler, she said the Commission appreciates him being a gatekeeper for the City.

Chairman Cardon gave a heads up to Garrett Seely that it will be important how they address the stated concerns in the public hearing.

Dave Anderson asked if the Commissioners have any more comments.

Color scheme, bedroom count. and average square footage were mentioned by several Commissioners.

Discussion ensued regarding the road design and width of state road 164.

Commissioner Earnest suggested Garrett Seely should speak to the longevity of the renter portion of the project during the next meeting.

PRELIMINARY PLAT

Sunset Village

Brandon Snyder explained that this project was approved a long time ago. The approval then expired so the applicant is back to seek approval again. It is a Master Planned Development and meets all such requirements. He showed the layout and elevations.

The applicant, Branden Kirk, said that as Brandon Snyder said this a reapproval of previously discussed project. It is essentially the same plan.

Chairman Cardon asked what the time frame is for development.

Branden Kirk said they expect to build around spring or summer.

Commissioner Warnick asked if there will be a wall along the freeway.

Branden Kirk said yes.

Commissioner Mitchell asked if this will just be the already existing freeway soundwall.

Branden Kirk said no, there will be an additional wall as well.

Commissioner Warnick asked if there will be CC&R's for the development.

Branden Kirk said yes.

Commissioner Mendenhall said he believes it's a great design for the area. The plot of land here is small and strangely shaped. He hopes this gets rid of the feral cats in the area.

Branden Kirk said he thinks this will make the area look better.

Commissioner Warnick sought to clarify what is driveway and what is walkway on the plan.

Commissioner Mendenhall asked if some houses will have basements.

Branden Kirk said they'll have basements.

Commissioner Mendenhall asked if all units would feature basements.

Branden Kirk said most but not all.

Commissioner Warnick asked about parking.

Branden Kirk explained that they meet all requirements and showed where guest parking is on the plan.

Commissioner Mendenhall said he believes this is a straight forward development.

Commissioner Mitchell **moved** to recommend approval of the Sunset Village Preliminary Plat to the City Council based on the following finding and conditions.

Finding:

- I. That the proposal conforms to the City's General Plan Land Use Map and Zoning Map.

Conditions:

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

Commissioner Earnest **seconded** and the motion **passed** all in favor.

GENERAL PLAN AMENDMENT (Public Hearing)

PEG

Brandon Snyder mentioned the Planning Commission had previously done a tour on this site. The applicant will have a short presentation on the proposal.

Jeremy Endicott is with PEG development. they are based in Provo, Utah. The current facility here was built in the 1900's as a sugar beet factory; several buildings are condemned now. There is a City owned disk golf course just to the south. The developer will continue the river trail through their property. He mentioned the area is designated as mixed use in the General Plan. The area is poised for much more movement due to the planned construction of an interchange nearby. He showed the site plan and explained that it is very preliminary. They want to develop single family rental homes rather than apartments. Their intention is to be in R-4 zoning so they will meet all parking requirements.

Commissioner Mitchell asked what the coloring on different homes in the site plan means.

Jeremy Endicott said blue homes are attached while brown ones are detached.

Commissioner Earnest asked about basements.

Jeremy Endicott said there will be no basements in the development.

Commissioner Warnick asked if the whole thing was to be rented.

Jeremy Endicott said yes, it is all one Plat and will be professionally managed, they have many properties in Utah. There will be amenities in the development.

Commissioner Earnest asked what underlying zone the plan is contingent on.

Jeremy Endicott said they will go for R-4 zoning and they expect to have 12-15 units per acre.

Commissioner Mendenhall asked how many acres are included in development.

Jeremy Endicott said 20. Some buildings are stacked, they anticipate being in the 12-14 unit per acre range.

Michael Clark asked how many square feet the buildings will be.

Jeremy Endicott said 800 square feet for each side, they will have a variety of one- and two-story homes. He said that some benefits to the neighborhood are elimination of industrial uses. lower density than apartment complexes. and middle-income housing focused on young millennials. He stated that the average home price is \$500,000 and that is too much for many young professionals.

Chairman Cardon asked what the units would rent at.

Jeremy Endicott said \$1500 - \$2100 a month. He also mentioned that they will continue the Spanish Fork River trail. and clean contamination on site.

Commissioner Earnest asked what type of contamination is present.

Jeremy Endicott said it is from previous industrial use and includes coal and fertilizer. They are working with the state on removal.

Commissioner Mendenhall asked if the rail spur on site will be removed.

Jeremy Endicott said yes.

Commissioner Mendenhall asked if the cost of the rail spur removal will be borne by the developer.

Jeremy Endicott said that has been arranged by the property owner.

Discussion ensued regarding how and when the rail will be removed.

Discussion then ensued regarding whether the entire property will be demolished before construction.

Jeremy Endicott said the whole site will be redeveloped.

Commissioner Mitchell asked how far their property goes.

Jeremy Endicott said it goes to the river.

Discussion ensued regarding the size and placement of a wall on the property.

Commissioner Mendenhall mentioned the sugar beet factory in Lehi is still standing.

Commissioner Warnick asked if the stubbed road would connect to the new property.

Brandon Snyder said yes.

Commissioner Mendenhall sought to clarify if this development proposal will be brought to the Planning Commission again.

Jeremy Endicott said yes. This is just a General Plan amendment request; a much more detailed plan will be set forth later on.

Commissioner Warnick asked if there are very many rental neighborhoods in the area.

Jeremy Endicott said not in Utah, but there are few in Phoenix, and Colorado.

Commissioner Earnest said that they have not seen rental communities this small before, he asked how long after development they will sell to the institutional buyer.

Jeremy Endicott said they will hold onto it to ensure stability and that everything is bought.

Commissioner Mendenhall mentioned that like Madera, they want to make sure this is seen favorably by the community. If all rental communities are something that will take hold in Utah, they should want this community to hold up well.

Commissioner Earnest asked what percentage of the 20 acres require soil cleanup.

Jeremy Endicott said the section by the smokestack and the older buildings in the northern part. Probably around 20-25% of the site.

Commissioner Mendenhall gave part of the history of how the beet factory was used.

Commissioner Warnick asked, when they meet with neighbors, how they will sell this rental community.

Jeremy Endicott said they knocked on the doors of neighboring properties and left fliers. Most residents weren't home. The reaction was positive in those they were able to talk to.

Jeremy Endicott gave his own story of having a good job, but not being able to find an affordable home. This product provides more options for young professionals who cannot afford a half million-dollar home. This will be professionally managed: their previous developments are high quality.

Commissioner Mendenhall mentioned he looked at their website and liked the developments he saw.

Chairman Cardon opened the public hearing at 7:27 p.m.

Kristy Whetton said they are happy the factory is leaving. It generates a lot of noise and sawdust. Freeway noise is bad for their neighborhood and she believes it will be worse in this development. She stated that studies have shown children growing up so close to a freeway are at risk for asthma. She and her neighbors want a soundwall and tree line along the freeway to abate those issues. They are concerned about there being so many homes in such a small area.

Chairman Cardon mentioned they are just discussing General Plan amendments today and that civil engineer details are forthcoming.

Commissioner Mitchell said they are interested to see how density looks in final renderings. It will be costly to clean up the area and density will be required to offset the cost. He does not believe this development is too dense for the area.

Commissioner Warnick asked about the plans for the pool in the development.

Brandon Snyder clarified that this discussion is just regarding the General Plan amendment; details will be planned and provided later.

Commissioner Mitchell said the company he is employed with builds for PEG. He does not think that that influences his decision but he wants to disclose it.

Commissioner Warnick said she appreciated the public comment suggesting sound walls and tree lines along freeways. They will take that into consideration.

Commissioner Earnest said he wants to ensure the property owner rights are respected, but in the meantime, he is in favor of the General Plan amendment.

Commissioner Warnick **moved** to recommend approval of the PEG General Plan Amendment to the City Council based on the following findings.

Findings:

1. That the proposal helps to provide a range of housing types and price levels within the City.
2. That the location is suitable for a high-density residential development.

Commissioner Earnest **seconded** and the motion **passed** all in favor.

Canyon Creek Parkway

Commissioner Earnest welcomed Michelle Carroll to the Commission.

Dave Anderson explained the location of the proposed development. It is next to the hospital. Dave Anderson said the current trajectory for the area is very different than what would have been expected even 10 years ago. There is a lot of industrial development to the north and west of this area, there will be a new interchange on 2700 North. The demand for industrial land has shifted from this area to the airport. Light industrial land use is great but there are better uses for the area.

Commissioner Mitchell asked what will happen in the neighboring property in Springville.

Dave Anderson said the developer will speak to that.

Commissioner Warnick asked about the nearby portion of land that shows a brown in the General Plan map.

Dave Anderson said there is no development potential there due to the presence of wetlands.

Commissioner Warnick asked about the white section to the north.

Dave Anderson said it is the same as the brown section. They could cover that in their proposal. but approval should be given to Rocky Mountain Power.

Austin Pritchett said they own the property that used to be Swenson farms. It is a cool area and there is a lot happening around here.

Commissioner Warnick asked what land they owned.

Austin Pritchett showed all the properties in the area they own. The one at hand today is a portion currently designated for light industrial use. As was mentioned with Madera, they want to set the bar for this area and have a really nice high-density development. They would like to apply TDR's for this area once that program is running.

Chairman Cardon asked what Springville was doing to the north.

Kevin Pritchett said the border is complicated, they would like to straighten the boundary.

Michael Clark showed the future transportation plan and how the roads will align here.

Austin Pritchett said they are seeking to align the property lines with City boundaries better to have a cleaner development and services.

Commissioner Warnick asked if they own property to the north.

Austin Pritchett said no, those property owners are not ready to sell and develop.

Dave Anderson stated that Springville has planned intense residential development for the area.

Commissioner Mendenhall asked about the area to the west.

Kevin Pritchett said that that area is the Williams farm. It is part of Utah County. They are meeting with them on Friday.

Commissioner Warnick mentioned it is a challenging area for development due to access with the railroad.

Commissioner Mendenhall said it would be nice to have clean property lines for the area.

Austin Pritchett agreed. They are in good standing with the neighbors and will seek to straighten it out if they can.

Commissioner Mendenhall asked about the properties owned by the Williams family and the Schwarz family.

Kevin Pritchett said they will meet with the Williams on Friday.

Austin Pritchett said the main goal today is switching the General Plan designation to mixed use.

Chairman Cardon opened the public hearing at 7:56.

There was no public comment.

Chairman Cardon closed the public hearing at 7:56.

Commissioner Mendenhall said he likes the proposal.

Commissioner Warnick said she likes the potential application of TDR's for the area.

Commissioner Mendenhall **moved** to recommend approval of the Canyon Creek Parkway General Plan Amendment to the City Council based on the following findings.

Findings:

- I. That the proposal is generally consistent with the concepts presented in the 2700 North Area Interchange Land Use Plan.
2. That the property has access to transportation facilities that can accommodate the anticipated traffic potential uses would generate.

Commissioner Mitchell **seconded** and the motion **passed** all in favor.

OTHER BUSINESS

Discussion ensued regarding development in the Canyon Creek Parkway area.

Chairman Cardon moved to adjourn meeting at 8:00 p.m.

Commissioner Warnick seconded and the motion passed all in favor.

Adopted: February 2, 2022

Jackson Dille
Planning Intern