

Adopted Minutes
Spanish Fork City Development Review Committee
40 South Main Street
Spanish Fork City
March 1, 2023

Staff Members Present: Chris Thompson, Public Works Director; Seth Perrins, City Manager; Dave Anderson, Community Development Director; Brandon Snyder, City Planner; Kimberly Brenneman, Development Coordination Manager; Vaughn Pickell, City Attorney; Ana Burgi, Assistant City Attorney; 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; Kasey Woodard, Division Secretary.

Citizens Present: Jared Morgan, McKell Dalton, Matt Hansen, Tyler Grunander, Melissa Nelson, Stephen Sawby, Scott Peterson, AJ DelPivo, Jerry Carroll, Jenny Neilson, Shelly Jamison, Chase Turner, Shay Smith

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

MINUTES

February 22, 2023

Dave Anderson **moved** to Continue the minutes of February 22, 2023.

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

FINAL PLAT

ARROWHEAD SUBDIVISION PHASE 1

Brandon Snyder stated today we are reviewing phases 1-4. He shows the overall layout of each phase. He stated the applicant is currently working through a few remaining redlines. He stated the DRC has previously expressed concern over the existing non-residential uses ceasing once the residential units are ready to be occupied. He mentioned the prior recommendation of a street tree plan and a fencing plan that was a prior condition of approval and stated the applicant needs to provide updated plans.

Chris Thompson asked if the applicant would like to present the updated information.

Tyler Grunander gave a short presentation including details regarding the fencing plans and he brought up their concern of having half masonry walls and half wrought iron fencing and stated the homeowners may opt to have a solid privacy fence.

There was a short discussion regarding grading and what would be the most appropriate fencing option that will meet all needs and requirements. The DRC members do not feel this area really needs a privacy wall as there is the steep grading to the back of the property lots.

Chase Turner stated they had requested the 6-foot privacy wall as the feedback they receive from the homeowners is that it is a more favorable option for safety and privacy reasons. He states they feel it will also provide a sound barrier from the heavy traffic nearby. So, they favor the privacy wall over the wrought iron fence.

There was discussion regarding the overall height of the fence and that 6-foot fencing will be the best option.

Brandon Snyder asked for clarification on whether a 6-foot masonry wall will be required around commercial and 6-foot privacy around the residential portion of the subdivision.

Seth Perrins asked if there is a cost difference between the two options and Tyler Grunander stated he believes it is very similar in cost. Seth asked if the canal would be an issue and Dave Anderson stated the canal is piped and would not pose any concerns.

Michael Clark stated there were access issues and there is only one way in and one way out and that poses concern.

Chris Thompson stated looping the water line needs to be a requirement of phase 2.

There was a short discussion regarding the north property on phase 5 and the stub road and whether there needs to be a cul-de-sac and if it should be connected to Quail Run.

Seth Perrins asked Chris Thompson for clarification on when the water line needs to be completed and if the developer completed each phase numerically or if the phases are done out of numerical order.

Chris Thompson stated it just needs to be completed when phase 2 is completed.

Dave Anderson **moved** to approve the proposed Arrowhead Subdivision Phase 1 Final Plat based on the following finding and conditions:

Findings:

1. That the application conforms to the City's General Plan Designation and Zoning Map.
2. That the application 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 any red-lines.
3. That the applicant provides an updated subsurface investigation report and addresses any concerns identified by the information in the report prior to the plat being recorded.
4. That all non-residential use of the site, excluding the commercial lot, cease prior to any Certificates of Occupancy being issued.

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

ARROWHEAD SUBDIVISION PHASE 2

*See phase 1 discussion.

Dave Anderson **moved** to approve the proposed Arrowhead Subdivision Phase 2 Final Plat based on the following finding and conditions:

Findings:

1. That the application conforms to the City's General Plan Designation and Zoning Map.
2. That the application 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 any red-lines.
3. That the applicant provides an updated subsurface investigation report and addresses any concerns identified by the information in the report prior to the plat being recorded.
4. That all non-residential use of the site, excluding the future uses on the proposed commercial lot included in phase 1, cease prior to any Certificates of Occupancy being issued.
5. That plat approval is subject to phasing, secondary access and utility limitations.
6. The applicant provides a water connection to the Quail Run as discussed.

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

ARROWHEAD SUBDIVISION PHASE 3

*See phase 1 discussion.

Dave Anderson **moved** to approve the proposed Arrowhead Subdivision Phase 3 Final Plat based on the following finding and conditions:

Findings:

1. That the application conforms to the City's General Plan Designation and Zoning Map.
2. That the application 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 any red-lines.
3. That the applicant provides an updated subsurface investigation report and addresses any concerns identified by the information in the report prior to the plat being recorded.
4. That all non-residential use of the site, excluding the future uses on the proposed commercial lot included in phase 1, cease prior to any Certificates of Occupancy being issued.
5. That plat approval is subject to phasing, secondary access and utility limitations.
6. That the applicant provides a Street Tree Plan for the development.
7. That the applicant updates street names as requested by Public Works and Public Safety.

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

ARROWHEAD SUBDIVISION PHASE 4

*See phase 1 discussion

Dave Anderson **moved** to approve the proposed Arrowhead Subdivision Phase 4 Final Plat based on the following finding and conditions:

Findings:

1. That the application conforms to the City's General Plan Designation and Zoning Map.
2. That the application 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 any red-lines.
3. That the applicant provides an updated subsurface investigation report and addresses any concerns identified by the information in the report prior to the plat being recorded.
4. That all non-residential use of the site, excluding the future uses on the proposed commercial lot included in phase 1, cease prior to any Certificates of Occupancy being issued.
5. That plat approval is subject to phasing, secondary access and utility limitations.
6. That the applicant provides a Street Tree Plan for the development.
7. That the applicant updates street names as requested by Public Works and Public Safety.

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

PRELIMINARY PLAT & ZONE CHANGE

WYNDSONG SUBDIVISION

Brandon Snyder stated the applicant is requesting 19 lots. He stated this was brought to the DRC previously and that the applicant is requesting a rezone to an R-1-8 to accommodate the sizing and density provided in the plan. He stated the applicant is currently working through some redline comments and would like to be able to proceed on their own so the applicant needs to verify if there are any easements needed for any road improvements or utilities. He stated the DRC previously discussed doing uniform fencing along the north and potentially along the west. He stated the ongoing utility looping in the area may impact development as well as the improvements to volunteer drive.

Chris Thompson asked if there were basements and it was stated there was. He asked if the lots should be bigger? He stated these are not big enough for an R-1-8 zoning. He feels this is something the city may not want.

Brandon Snyder stated this is being proposed as a Master Planned Development so the developer can average the lot size to meet the minimum lot size requirements.

Dave Anderson stated he feels the R-1-8 zoning is appropriate and he is in favor of the design.

Seth Perrins stated it is consistent with the general plan as this density was anticipated for the area.

Chris Thompson is not in favor of the design. He feels if the design is going to have a basement, he feels the lot size needs to be bigger. He stated he will be voting against this design as he feels that the city can do better.

Seth Perrins feels this design is very consistent with the city's general plan and feels favorable to this design but also states that Chris Thompson's concerns are valid.

Dave Anderson agrees that this is a good use of the area as it is a different lot configuration and that a Master Planned Development is the best option for a developer. He agrees with Seth and stated this is something that can be suggested for future building standards.

Seth Perrins asked if there was an option of adjusting the sharp 90 degree lot lines along lots 12 and 13 and making it a straight lot line across lot 13 to 400 East.

Brandon Snyder stated he was under the impression the Hales property owners are not interested in adjusting the lot lines.

Chris Thompson suggested a 6 or 8-foot masonry wall above lots 1, 2, and 3 that extends to the west of lot 1, as there are wetlands to the north of the lots.

John Little asked if the city will ask for any kind of access limitation along 1350 South and it was stated it will be listed on the Final Plat.

It was asked if street 2 could be a sub local road and it was stated yes it can.

Dave Anderson stated there needs to be an additional condition of approval that states that no building permits will be issued until the Main Street connection to Volunteer Drive is completed.

Kimberly Brenneman, representing the Power Department, stated that Scott Peterson with Atlas Engineering needs to meet with Tom Cooper in the Power Department prior to the Final Plat.

Dave Anderson **moved** to recommend the approval of the proposed Wyndsong Subdivision Preliminary Plat to City Council based on the following finding and conditions:

Finding:

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

Conditions:

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

3. That no building permits be issued until the Main street connection to volunteer drive is completed.
4. That there be a 6 to 8-foot masonry wall constructed on the northern boundary line to preserve the wetlands light sensitivity concern.

Seth Perrins **seconded** and the motion **passed** with Chris Thompson opposed.

PRELIMINARY PLAT

MEADOW CREEK RIDGE AMENDED

Brandon Snyder stated this has come before the DRC previously and was continued as the applicant needed to address the storm drain concerns.

Michael Clark stated the concerns have been addressed and shown on the submitted design.

Kimberly Brenneman, representing the Power Department, stated the applicant needs to work with Atlas Engineering for the completion of the electrical design of the subdivision before the Final Plat submission.

It was stated there will be no basements or crawl spaces in the design.

Chris Thompson asked if the property to the west is planned to be a park, and if there will be a 6-foot masonry wall.

There was brief discussion on whether there is a requirement for a fence along parks.

Dave Anderson **moved** to recommend the approval of the proposed Meadow Creek Ridge Amended 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.

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

EAGLE HAVEN SUBDIVISION AMENDED

Brandon Snyder stated this was brought to the DRC previously. He stated the main change is the addition of the stub road to the north.

Jerry Carroll stated he is not planning on the stub road having any utilities, culinary water or sewer in it.

Michael Clark asked the applicant how lots 20 and 21 will get water service. He stated the applicant will need to provide utilities and mains up to the property to the north.

Jerry Carroll stated there is a utility box on lot 22 that will most likely service lots 20 and 21.

Brandon Snyder stated the concern is that staff has not been provided an updated plan set and that it should be a condition of approval as it is required with a preliminary plat.

It was stated that since this will be a condition of approval, the applicant needs to work with his design engineer Matt Brown to work this out.

Vaughn Pickell stated there is an issue with making the subdivision possible. There will need to be an amendment approved by the City Council to change the maximum permitted density.

It was stated this will also need to be a condition of approval.

Seth Perrins stated there is concern of the road being very narrow and it was stated there should be no street parking allowed in front of lot 22.

Dave Anderson **moved** to recommend approval of the proposed Eagle Haven Subdivision Amended 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 any red-lines.
3. That the applicant complies with the standard setback requirements of the R-1-15 Zone.
4. That the City Council approves a change to the maximum allowed density for Master Planned Developments in the R-1-15 zone.
5. That the applicant provides an updated utility plan that meets the city standards.

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

CONCEPT REVIEW

GWC/UBA WAREHOUSE

Brandon Snyder gave a brief description of the proposed location. He stated this is currently located within the proposed GWC annexation. He stated this annexation currently has not been approved. He stated this has been previously discussed as being an I-1 Light industrial zone upon annexation. He listed out some landscaping requirements including dumpster enclosures and required paint. He stated a signage plan needs to also be considered at this time as well.

Chris Thompson asks if this is a continuation of the meandering creek along 77 and it was stated yes, it is.

Jared Morgan stated the reasoning for the phasing is they are unsure of the timeline. So, they are trying to preserve this area as a future phase.

Vaughn Pickell feels that we do have sufficient acreage to include them in.

Kimberly stated the power dept is okay with the design, but stated the applicant needs to get going on their MDP cabinets and load sheets for the buildings as the MDP cabinets are around a year out and transformers are around 110 weeks out.

There was a discussion regarding the 2 year or 110 weeks wait list for transformers and that developers will only be placed in the queue to receive one if they purchase one up front. Approval does not place an applicant in the line to receive one.

Seth Perrins stated he is not a big fan of the design provided with the narrow lot lines on phase 1 and phase 2.

PEG RESIDENTIAL DEVELOPMENT

McKell Dalton gave a brief presentation and stated they are looking for initial feedback from the DRC.

Dave Anderson stated the city would require 850 parking spaces, and stated the applicant has more than that. He stated there are landscape requirements that will take up some of the parking spaces. He stated that 2.5 parking spaces per home is slightly high. He feels this design has too much parking.

It was stated the north road needs to be a local road 29 feet wide, not 27 feet wide.

Brandon Snyder suggested moving the club house to the middle between buildings A and adding an additional access point so that events held at the clubhouse will have more available street parking.

There was discussion regarding the city's parking standards and the phasing of the parking and it was mentioned that the city has discussed possibly amending the ordinance to account for parallel parking in certain cases. It was stated the city does not want cars parking on the street in the winter months due to snow plows.

Dave Anderson stated the city has been concerned with making any changes to the parking standards. He stated there was a BYU student parking analysis conducted recently to see whether Spanish Fork is over parking subdivisions and if that parking standard can be reevaluated.

Seth Perrins stated there have been cases where the city did not require enough parking from developers and it became a problem later on for the developers. So, he states the City Council is very hesitant to lower parking requirements for developments.

Vaughn Pickell asked if the developer has considered connecting the corner A buildings and it was stated this has been previously discussed as an option and it was decided that design isn't the best option.

Chris Thompson stated the city will require a traffic study to review the placement of certain traffic signals and the applicant needs to work with UDOT regarding the offramp.

Kimberly Brenneman stated power would like to know if the units will be using gas or electric for the utilities.

The applicant stated they have been going completely electric with their units and are trying to go the eventual route of renewable energy.

It was asked if these are pitched or flat roofs and it was stated they are flat.

Seth Perrins moved to adjourn the meeting at 12:30 p.m.

Adopted: March 15, 2023

Kasey Woodard
Community Development Division
Secretary