

Adopted Minutes
Spanish Fork City Development Review Committee
40 South Main Street
Spanish Fork City
March 15, 2023

Staff Members Present: Chris Thompson, Public Works Director; Seth Perrins, City Manager; Dave Anderson, Community Development Director; 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; Dillon Muirbrook, Traffic Engineer; Zach Hendrickson, Outside Plant Manager; Jake Theurer, Power and Light Superintendent; Tom Cooper, Power and Light Senior Utility Planner; Supervisor; Jason Turner, Fire Marshall; Kasey Woodard, Division Secretary.

Citizens Present: Cris Child, Gary Griffiths, Chase Guillard, Sid Allsop, Jon Galbrath, Brandon Dart, Dan Fechner, Joseph Earnest, Craig Gasser, AJ DelPivo.

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

MINUTES

February 22, 2023

March 1, 2023

Ana Burgi **moved** to approve the minutes of February 22, 2023 and March 1, 2023.

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

SITE PLAN

DART INDUSTRIAL

Michael Clark gave a brief description of the proposed Site Plan. He stated this is very straight forward approval.

Dave Anderson stated before a Building Permit can be issued, an updated landscaping plan needs to be provided.

Brandon Dart stated he just was unsure who to contact and it was stated he needs to work with Brandon Snyder, Senior Planner.

Dave Anderson **moved** to approve the proposed Dart Industrial Site Plan 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.

Jake Theurer **seconded** and the motion **passed** all in favor.

DESIGNER HOME INTERIORS

Michael Clark gave a brief description of the proposed Site Plan. He stated engineering has no comments.

Jake Theurer stated there are no power comments.

Dave Anderson stated there are a few items that need to be addressed such as the permitted uses. He explained the allowed uses within the C-2 commercial zone and wanted to ensure the applicant understands what is and isn't allowed within the commercial zone.

The applicant stated that warehousing was not their intent.

Dave Anderson **moved** to approve the proposed Designer Home Interiors Site Plan 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.

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

DON BENNETT COMMERCIAL LOT 2

Michael Clark presented the proposal and showed where this Site Plan is located. He stated a potential concern is vehicles parked on the street may limit larger truck traffic's ability to navigate the turns. The autoturn is very tight but it should be easy to adjust and suggested the adjustment could be a condition of approval.

There was discussion on restricting parking to remedy the concern.

Jered Johnson stated the railroad is satisfied with the provided plans.

Dave Anderson wondered if the item should be continued until the applicant can be present. The DRC had questions about the status of the subdivision improvements needed before the Site Plan moves forward.

Seth Perrin **moved** to Continue the proposed Don Bennett Commercial Lot 2 Site Plan.

Dave Anderson **seconded** and the motion to continue **passed** all in favor.

BELTRAN HANGER

Michael Clark gave a brief description of the location and stated there are no engineering comments or concerns. Landscaping is being provided as shown in the staff report.

Chris Thompson stated the airport board gave its approval.

Dave Anderson stated there are no comments from the planning division. He stated this approval is long overdue.

Cris Child stated there is one hangar that is being built with new asphalt. The planned landscaping is minimal.

The power pole and service line were discussed.

Cris Child asked about a hangar being rebuilt to the north sharing the cost for the new asphalt for this Site Plan. Chris Thompson recommended applying for a pioneering agreement. He suggests the applicant read through the laws to ensure it accommodates it.

Cris Child stated Corey Chamberlain has applied for a Building Permit for the hangar rebuild to the north. He stated there is currently gravel in front of that hangar and it does not allow for a plane to get in or out of the hangar easily.

Chris Thompson asked if there will need to be a Site Plan and Dave Anderson stated the city does not require a Site Plan for a rebuild.

John Little stated asphalt does not impact a Building Permit as asphalt isn't a requirement. He suggested it needs to come from the airport board as it may be an airport standard and not a city building code standard.

There was a brief discussion regarding what is required for a Site Plan versus a Building Permit and it was recommended that the Assistant City Attorney Ana Burgi look into the language of the pioneering agreement and if it needs further clarification.

Cris Child gave a brief explanation of the plans for the new hangar and the rebuilding of the hangar to the north.

It was recommended that Corey Chamberlain come in to discuss the requirements and to discuss the new lease.

Chris Thompson stated Cris Child needs to work with Christian Davis the Airport Manager to discuss the cost estimate and the required lease.

Dave Anderson **moved** to approve the proposed Beltran Hangar Site Plan 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.

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

FINAL PLAT

ESCALANTE TOWNHOMES

Michael Clark stated the DRC has seen versions of this plan over the last several years. He stated that there are no engineering comments.

Jake Theurer stated there are no comments from the power department.

There was discussion regarding the placement of the garbage cans and it was stated that they do need to be moveable for fire safety reasons. Michael Clark shared an image from Atlas Engineering regarding potential garbage can placements.

Dave Anderson shared that Brandon Snyder has stated there have been no detailed buildings designs submitted with the final plat or the Preliminary Plat and asked if the applicant is okay with the final plans submitted and it was stated they are happy with the plans that were submitted.

There was a brief discussion regarding the spring and it was stated it was runoff that has accumulated for years. AJ DelPivo stated when the site is developed they will cut off the runoff and reroute it to accommodate for good measure.

Chris Thompson asked if there was still a plan for a ditch and AJ DelPivo stated yes it was still planned.

AJ DelPivo stated these units are not planned to have basements but they are still planning to address potential concerns anyways.

Dave Anderson asked when this is expected to begin construction and it was stated the applicants are waiting for the rainy season to end, so most likely around May.

Dave Anderson **moved** to approve the proposed Escalante Townhomes Final Plat based on the following finding and conditions:

Finding:

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.

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

OAKRIDGE COVE PHASE 2 PLAT A

Michael Clark stated that all three phases are being presented today. He gave a brief description of the overall project and location.

Chris Thompson asked why Phase C appears disconnected from phases A & B. The applicant stated this was how the city requested it to be split up as previously they had all phases connected and this was what was agreed upon to ensure all phases and improvements would be completed.

The applicant stated there is not an anticipated start date as they are still working out the building and infrastructure costs.

Michael Clark stated there are a few redlines that still need to be addressed. He read through the remaining redlines briefly.

The applicant stated they will add the elevations to the plans soon.

Jake Theurer stated there are no power comments.

Dave Anderson stated there are no planning comments.

Chris Thompson asked if there will be curb, gutter and asphalt down along Osprey Way and it was stated yes there will be.

Dave Anderson **moved** to approve the proposed Oakridge Cove Phase 2 Plat A Final Plat based on the following finding and conditions:

Finding:

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.

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

OAKRIDGE COVE PHASE 2 PLAT B

*See plat A discussion.

Dave Anderson **moved** to approve the proposed Oakridge Cove Phase 2 Plat B Final Plat based on the following finding and conditions:

Finding:

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.

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

OAKRIDGE COVE PHASE 2 PLAT C

*See Plat A discussion.

Dave Anderson **moved** to approve the proposed Oakridge Cove Phase 2 Plat C Final Plat based on the following finding and conditions:

Finding:

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.

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

CONCEPT REVIEW

ARBY'S CONCEPT

Craig Gasser gave a brief history of the Arby's location and how long it has been in Spanish Fork. He stated there hasn't been a need for change until now due to the upcoming new Target location that is being built in the old Kmart location. He presented the proposed changes to the drive thru and parking configuration.

Michael Clark brought attention to the rolled curb that is drawn on the design and that it wouldn't be the best option and recommended striping as an alternative as it is not only more cost effective but also so cars won't be backing out of parking stalls over it.

Craig Gasser stated this was designed with rolled curb to help discourage cars from entering the drive thru at that point and stated Arby's did not want to go with a fully raised curb.

There was discussion on the parking needs of Target and it was stated it should not impact the Arby's drive thru line or parking area. There was discussion whether asphalt or concrete would be the best paving option.

Seth Perrins feels there shouldn't be a rolled curb and to do striping as parked cars in the stalls could be blocked in and when backing out and going against the traffic. He stated this is creating a conflict point. He discussed the potential issue and suggested the proposed additional parking stalls should be labeled for employee parking so that cars are not blocked in by the drive thru patrons.

There was further discussion about potentially rebuilding of the park strip and landscaping.

Tom Cooper asked about the grading and draining being presented on the design. He stated Target has done a lot of work on the parking lot to address the drainage concern and he stated the grading by the order board presents a potential issue. The applicant stated they will look into the grading and drainage and submit plans to address it.

Dave Anderson feels this is a reasonable plan and a helpful step in the right direction. He stated Arby's needs to submit a Site Plan and work with their engineer.

The applicant stated they will provide a drainage plan, and change the rolled curb to striping, and he inquired about tire stops and Chris Thompson stated he is not a fan of tire stops as they tend to wear out after a couple years. Chris Thompson still recommends the striping.

ANDERSON TOWNHOMES CONCEPT

Joseph Earnest gave a brief presentation of the proposed townhomes concept. He stated there are 43 units that are for rent, each unit comes with a 2-car garage. He stated the current zone is C-2 and is requesting to rezone the area to R-3 to meet the density proposed. He stated the units will have access to the Ridgeline clubhouse and swimming pool. He presented color elevations to illustrate what is being proposed.

Michael Clark stated the applicant should be wary of placing air conditioning units on the balconies of the units as they tend to be very loud and pump warm up upwards and discourage residents from using the balconies.

There was discussion on use of alleyways versus public streets and appropriate widths for alleys. Many felt the 26 feet of asphalt is not wide enough.

Joseph Earnest discussed the potential of continuing the wrought iron fencing that is currently at Ridgeline.

There was further discussion regarding whether to make the subdivision streets public or consider them alleyways.

Michael Clark pulled up examples of neighboring developments that have public streets connecting to alleyway streets within the subdivision.

Joseph Earnest stated he would rather not use public streets in the development and just widen the alleyway streets.

Concerns were raised in regards to the south public street width.

John Little asked if the applicant has begun the environmental studies and it was stated yes, they have been working with Terracon.

GENERAL PLAN

TRANSPORTATION MASTER PLAN AMENDMENT (23.01 TMP)

Dillon Muirbrook presented the proposed revisions.

He stated they are looking to reduce the classification of Canyon Creek Parkway from a future 7-lane road to a 5-lane road. He stated it is currently 5 lanes and is proposed to be 7 lanes, but they are proposing to keep it at 5 lanes. He stated the studies that were conducted showed that increasing the road to 7 lanes would not have much of a real impact on traffic.

Next, he stated that since the railroad crossing at 3400 East and US-89 is being removed they show a new connecting street. He stated when someone wants to buy the property and wants to develop, they will build the road.

He stated he worked with the parks and recs department for the trail changes. The next change he stated is fixing the trails along Expressway Ln, Spanish Fork Parkway and SR-51. He stated next, they adjusted the trail along Rees Ave connecting to Hidden Springs trail. Next, he stated they are removing the trails located at 2300 East and Spanish Fork Parkway.

Chris Thompson asks whether this should be continued until a staff member from parks and recs can be in attendance to be discussed further.

Dillon Muirbrook stated they adjusted the trail lines along the fairgrounds northeast corner. Next, he stated they are removing the trail between Main St and 320 West along 100 south. He then stated the next change is relocating the trail along 650 West to 1150 West and removing the trail on the northside of Spanish Fork High School with the trail continuing onto 400 North. Finally, he states the last change is adding a trail along the southside of 1900 North.

Jered Johnson **moved** to recommend the approval of the proposed General Plan Amendments to the City Council with the modifications as discussed.

With the condition of changing the road from 3400 East 100 South to a residential collector.

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

Seth Perrins moved to adjourn the meeting at 12:00 p.m.

Adopted: March 22, 2023

Kasey Woodard
Community Development Division Secretary