

Adopted Minutes
Spanish Fork City Development Review Committee
40 South Main Street
Spanish Fork City
April 12, 2023

Staff Members Present: 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; Bart Morrill, Parks Maintenance Supervisor; Jason Turner, Fire Marshall; Kasey Woodard, Division Secretary.

Citizens Present: Verl Greenhalgh, John Ragan, Jake Black, Niko Hardman, Tim Stephens.

Dave Anderson called the meeting to order at 10:00 a.m.

MINUTES

March 29, 2023

Jered Johnson **moved** to approve the minutes of March 29, 2023.

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

FINAL PLAT

CANYON VIEW MEADOWS PLAT A

Dave Anderson stated this had previous action taken by the Development Review Committee in December 2022 and he states that nothing has changed. He stated a pre- construction meeting has already taken place. He stated this is more of a formality for approval.

Jake Theurer **moved** to approve the proposed Canyon View Meadows 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.

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.

EXPRESSWAY LANE PLAZA CONDOMINIUMS

Brandon Snyder stated this site is currently under construction. He stated this was brought before the Development Review Committee previously in March of this year and it was decided that it would be continued until a representative for the applicant could be present for the discussion.

Dave Anderson stated this will probably be the last approval that will be needed as they are nearing occupancy.

Jake Theurer stated that the power in the area was rerouted and needs to be completed.

Verl Greenhalgh stated he is expecting this to all be completed very soon. He stated the transformer still needs to be rotated but everything else is ready.

Jake Theurer stated he spoke with his inspector this morning and they had met with IUC and they stated the work was not complete but they have a plan in place for completion. He stated the switchgear needs to be done as soon as possible.

Verl Greenhalgh stated he will provide this feedback to his team.

Vaughn Pickell asked if these are vertical units and Dave Anderson stated these are side by side units. It was stated there are two units in one building and one unit in the other building.

John Little **moved** to approve the proposed Expressway Lane Plaza Condominiums 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.

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.

PRELIMINARY PLAT

RIVER MEADOWS COMMERCIAL CENTER

Dave Anderson stated there are a couple items that need to be discussed, including amending the Preliminary Plat to add additional lots from what was originally approved with the Preliminary Plat.

Brandon Snyder stated staff are anticipating revised plans as there are quite a few remaining redlines that need to be addressed. But stated this is very straightforward with the lot layout.

Dave Anderson stated there is a potential issue with the sewer line as several units will want to tie in to that one particular line and will not have the opportunity to use that specific line. He stated this issue is currently being worked on so there potentially will be an additional line to accommodate that area.

Byron Haslam stated there will need to be a future road widening for Arrowhead to provide two dedicated left turns, one right turn and a straight lane.

Jered Johnson stated the applicant will need to have these dedicated to the City, but the City is not expecting the applicant to build the roads.

Byron Haslam stated he will be the contact person for Consor.

Jake Theurer stated the applicant will need to show the plan for phasing and how the power will be fed.

Dave Anderson suggested the applicant meet with Jason Turner for a discussion of the future concerns for emergency vehicle turnarounds and driveways.

Ana Burgi **moved** to recommend the approval of the proposed River Meadows Commercial Center 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. The applicant revises the plat to show the necessary right of way dedication to the City for the Arrowhead Trail intersection of Main Street.

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

HAMILTON COMMERCE CENTER SPANISH FORK PHASE 1

Brandon Snyder stated this area was included in the Oberg and Utah West annexation. He stated there are 3 lots in an I-1 Industrial zone. He stated the applicant is seeking phase 1 approval.

Dave Anderson stated this phasing includes access to the Abplanalp's is improved, which satisfies part of the annexation agreement. He gave instruction to the applicant that the next steps will be a Site Plan application or potentially a final plat application. He stated there is an existing annexation agreement that describes what road connections need to be in place or underway before a building permit can be issued.

Brandon Snyder suggested having the applicants for Skye Park attend a meeting with the Hamilton applicants as there are connecting improvements that will need to be discussed.

Jake Theurer stated there is a transmission line that is owned by SUVPS that runs along the border and suggested being in coordination with SUVPS regarding it.

Niko Hardman stated they are already in contact with SUVPS and they are okay with it as long as they do not encroach on it but he will keep them informed.

John Little **moved** to recommend approval of the proposed Hamilton Commerce Center Spanish Fork Phase 1 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 the applicant conforms to any applicable provisions or requirements found in the Utah West or Oberg annexation agreements.

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

CONCEPT REVIEW

CASCADE COLLISION

Brandon Snyder stated the existing facility on 1912 North Main Street provided a concept design to add to the back of the existing structure and expand to add additional parking and additional open space. He stated he does not see any potential issues as long as the applicant can meet the city's requirements for I-1 industrial zoning.

Jered Johnson stated there is a written easement, but stated there needs to be access from the trunk line and suggests obtaining an additional easement for access.

There was discussion regarding the optimal access point to the property due to the railroad tracks and the outdoor storage requirement for a 6-foot masonry wall.

Dave Anderson stated there are remaining concerns regarding the storm drain, providing access from and access to, and being able to maintain the trunk line, but he states from a layout perspective there are no real concerns.

Jake Theurer suggested requesting a revised load sheet and Dave Anderson stated the Community Development Department can relay these requests to the applicant.

DISCUSSION

WOODBURY BUILDING PROPOSAL (CANYON CREEK)

Dave Anderson stated he prefers that Seth Perrins, City Manager, be present for the discussion and asked the applicant if they would be willing to have a separate discussion at a later time and the applicant stated this is fine.

The applicant gave a brief presentation to the DRC that explained the proposal.

Dave Anderson stated the applicant's goal for today is to get some type of acknowledgment from the City that when the applicant submits for Site Plan approval or Building Permits with these elevations will be understood.

The applicant provided building elevations that show the proposed units and street view layout. He stated they believe this proposal should meet the stone and building requirements for the city.

There was a discussion regarding the product type that is being proposed to match the surrounding buildings. The applicant showed product types that were used with HomeGoods and other buildings in the Canyon Creek plaza and stated this is what is being proposed in conjunction with a mixture of stone.

Dave Anderson asked the applicant if they have designs for each of the proposed buildings to show and the applicant stated they only have one designed building currently but that the other buildings will be similar in design.

There was a brief discussion about faux peaks on buildings and that it is not a favorable look. Lowes was used for the reference and Dave Anderson suggested removing the faux peaks from the design and the applicant agreed that it can be removed.

The applicant stated they will bring additional elevations for the DRC to review for a future meeting.

Dave Anderson stated he would still like to have a discussion with Seth Perrins regarding this proposal and he stated he is in favor of this development.

The applicant provided today's imagery for Dave Anderson to present Seth Perrins for their future discussion.

Vaughn Pickell suggested the applicant incorporate glass windows to the design of the back of the units to blend in with the existing buildings in the area.

It was discussed that if there is a trail or walkway in between the buildings that the backs of the buildings need to be dressed up more and potentially incorporate windows to the rear of certain units.

Dave Anderson suggested to the applicants to not move forward until a conversation with Seth Perrins has taken place.

OTHER PROJECTS

Dave Anderson discussed Trails on Main, he stated there are a few issues that need to be addressed. He stated part of the proposal is contingent upon changes to Title 15.

There was a brief discussion regarding the floodway and Jake Black stated the proposal does not touch the floodway. He stated they are looking at the floodplain, and working with the requirements of FEMA and the 100-year floodplain. He stated if they are able to make the necessary improvements that it would change the area to be a buildable area. So, they are seeking to amend Title 15 or to amend the zoning map to allow for a higher density to accommodate their proposal.

Dave Anderson discussed an application that was received from D.R. Horton for a landmark windmill located in Quiet Valley. He does not feel this is the right landmark for the location. He stated this site is questionable due to the high winds and refers to previous windmills being pulled up due to high winds. He stated that he is typically in favor of landmark structures for developments but there are the concerns of who would be responsible for maintaining the structure and it was stated that typically HOA's impose fees to the residents for maintenance costs and that is not a favorable option. He points to the City code structure heights being a maximum of 35 feet tall, and the proposed structure exceeds those height restrictions.

It was discussed that this is not a favorable structure as it poses potential costs to the residents and there is the potential risk that individuals could climb the structure and get injured, or the structure could be blown over entirely. It was stated there is also to be no wording placed on the structure, and it was discussed that it is

more being used as an advertisement to D.R Horton and the Quiet Valley development. It was suggested that there could be a sign or just a smaller windmill. It was also discussed that the windmill could generate noise that would exceed the noise ordinances that the City has laid out in the code.

Dave Anderson stated due to the height restriction and noise ordinances laid out in the municipal code and the high wind concerns he does not feel this is an approvable structure.

John Little moved to adjourn the meeting at 11:40 a.m.

Adopted: April 19, 2023

Kasey Woodard
Community Development Division Secretary