

Adopted Minutes
Spanish Fork City Development Review Committee
40 South Main Street
Spanish Fork City
April 19, 2023

Staff Members Present: Chris Thompson, Public Works Director; 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: Sam Drown, Tyler Horan, Gavin West, Julie Smith, John Bankhead, Jeff Grasso, Daniel Herzog, Joseph Browning, Ryan Hales, Jason Nageli.

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

MINUTES

April 19, 2023

John Little **moved** to approve the minutes of April 19, 2023.

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

FINAL PLAT

RIVER RUN TOWNHOMES

Brandon Snyder stated this has been previously approved by the DRC but has since expired, so the applicant is seeking reapproval. He states there has not been any design changes. He then briefly discussed the remaining redlines that need to be addressed.

Chris Thompson asked if all the lots can be built without Volunteer Drive being in place first, and it was stated, yes, this was one of the prior conditions of approval.

There was a brief discussion regarding Volunteer Drive and the agreement with the landowner that allows the City to move forward with building the road. It was stated the City is currently waiting on UDOT to come back with an agreement on the traffic signal. It was stated the agreement to the land was for immediate occupancy.

Jered Johnson stated the City has not acquired the land, but that the City has an agreement that states they can occupy it with the road. He stated there was a previous Plat that was approved with the road included in the design.

Marcie Clark in engineering feels this is ready to begin construction, the applicant needs to bring the bond to the City office.

There was discussion if there needs to be an additional condition that the Plat needs to be recorded.

Kimberly Brenneman stated the plat has been delivered to the County office and is in process.

Vaughn stated that Plat A has been recorded that includes the right-of-way. He stated this is just an amending Plat A to adjust some of the legal descriptions.

Dave Anderson **moved** to approve the proposed River Run 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.
3. That the applicant provides a second access per City Code and the connection to Main Street.

Vaughn Pickell **seconded** and the motion **passed** all in favor.

SITE PLAN

1000 NORTH 600 EAST WIDENING

Jered Johnson stated this was taken before the City Council, he stated he is aware of the concerns of the right of way but he would like to move forward with approval.

Dillon Muirbrook stated the church is seeking secondary appraisals and that is currently holding things up.

Chris Thompson asked if the City is able to obtain occupancy and it was stated no, the church will not grant the City occupancy.

Dillon Muirbrook stated this was initially to be broken up into two phases, and that construction can begin on the center phase and not touch the church property at this time.

Jered Johnson stated that if construction is started, he does not want to be forced to halt construction.

Vaughn Pickell asked what the timeline is and Jered Johnson stated that is unknown.

Dillon Muirbrook stated the church uses their own consultant and he is unaware of who that is currently.

Jered Johnson wants to move forward with approval and stated engineering will have a discussion with the church.

There was discussion about the overall design.

Dave Anderson asked about the traffic flow and Dillon Muirbrook stated they are only closing one lane at a time for a period of about a week at a time. He stated there should be two lanes open. He stated they do not expect full closure at any point unless there is a complication.

There was discussion about whether this can be done overnight to not impact the flow of traffic but it was decided that it is not optimal. It was then discussed if this project can wait until the following year and it was stated it was beneficial to not wait.

Chris Thompson asked if the design can run parallel to the sidewalk and Dillon Muirbrook stated there was a discussion with the designer regarding this and that they were unable to get the grading to work and so they need to move forward with the current design.

Jake Theurer **moved** to approve the proposed 1000 North 600 East Widening 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 the redline comments.

Vaughn Pickell **seconded** and the motion **passed** all in favor.

DISC GOLF RESTROOMS

Matt Romero stated the original design was located in the flood zone and so the location was moved to a higher elevation.

Jered Johnson stated he likes the new location of the restrooms.

Matt Romero stated they plan to start infrastructure first and that will allow landscaping to be completed. He then described the utility plans and stated the storm drain is already built but stated they still need to hook into the sewer. He stated they still need funding. He stated this will not go to construction until the flood season has ended.

Vaughn Pickell **moved** to approve the proposed Disc Golf Restrooms 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 the redline comments.

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

CONCEPT REVIEW

AMSOURCE DRIVE THROUGH ATM

The applicant has requested this discussion be continued until they can be present.

VESTA

John Bankhead gave a presentation of the concept that was brought to the DRC. He stated he has been having conversations with Dave Anderson and Michael Clark with regard to traffic. He presented a draft of the Site Plan using the Fingerhut road as the access to the site and stated it would be a public road and also the main access point to the development. He stated they looked at connecting the road to Powerhouse Road. He then expressed the concerns that have been presented to them and stated they need to be addressed. He discussed the concern of the quality of placing residential zoning so close to an industrial zone. He stated they are seeking feedback from the DRC and addressing some of the presented concerns with the location and design.

Brandon Snyder stated the Planning Commission has expressed the need for a secondary access for developments, and if the applicant does not have a secondary access, then the discussion would lean towards the city's code that does not allow for developments with more than 35 units to be on a permanent single access.

Jason Turner asked how many units are in the design and John Bankhead stated it is around 150 and Jason Turner stated that many units would be required to have a secondary access.

Chris Thompson stated there is a left turn concern from the area.

Jered Johnson stated an intersection located at US-6 and Canyon Road would be ideal.

John Bankhead asked if the DRC would require a lighted intersection and Chris Thompson stated yes as the highway speeds of Highway 6 are too fast and it would be a safety concern.

John Bankhead asked if the use were to remain industrial, would there be a requirement for the lighted intersection and Chris Thompson stated yes it will be required if there are more than 35 buildings.

Jered Johnson expressed concern for overloading the area with traffic.

Ryan Hales discussed the traffic queuing on Powerhouse road and US-6 and he suggested a traffic roundabout. He stated they conducted a traffic study and the roundabout seemed to work well at alleviating the traffic.

Chris Thompson stated this does not solve the secondary access issue.

John Bankhead acknowledged that and stated that this roundabout would help the backed-up traffic in the area. Ryan Hales stated this roundabout will probably not help much with the Christmas traffic but stated it would help overall day to day traffic.

Chris Thompson stated the City would have their traffic engineers conduct a traffic study.

John Bankhead stated they were trying to find a way to make the use of the area residential, but feels it may not work out and it may be best to keep the area industrial.

Chris Thompson stated the main concern is that this design does not have the required secondary access.

Jason Turner stated that every building there would need to have sprinklers and Dave Anderson stated he is still not comfortable with residential homes being there.

There was a discussion about the need for the secondary access and if it is just for emergency use, is it really necessary? And Jason Turner stated that fire engines cannot pull out fast enough to the flow of the 70-80 mph traffic of the highway and that is cause for concern.

Vaughn Pickell stated that saying this is strictly required for emergency access alone is false.

John Bankhead stated there is a similar design in Salt Lake County where residential is backed up to industrial. He understands the concerns the DRC has presented and stated they will go back and look at what can be done on the residential design and if that can't work, he stated they will move forward with an industrial design.

Dave Anderson stated the second access is going to be the major factor in this design.

John Bankhead appreciated the feedback of the DRC and stated they will revise their plans and come back to the DRC.

EAST MEADOWS ESTATES PLAT D

Julie Smith gave a brief description of what the property owner is wanting to do. She stated the property owner is seeking to bend the road up to the north to obtain the square footage that they need for the bottom 3 lots. She stated they are currently working with Michael Clark and will work with the irrigation company on realigning the ditch.

Chris Thompson asked if they are only developing the west side of the road and it was stated yes, that is the only property that is owned by the property owner.

There was discussion regarding the requirements of a Master Planned Development in an R-1-6 zoning and it was stated the minimum acreage is 2 contiguous acres.

Julie Smith stated they are asking if the road could be curved slightly and Chris Thompson stated he feels that moving a road one foot is not favorable.

There was discussion about the trail that is located along 750 West and that the applicant would be required to build and where the best location would be.

Julie Smith asked if the DRC is okay with the design concept.

Dave Anderson stated that before the Preliminary Plat can be submitted for approval, the East Meadows Plat C minor plat needs to be resolved.

Kimberly Brenneman stated the East Meadows Plat C expires June 29, 2023 and needs to be signed before expiration.

Julie Smith understands this and is happy with the feedback provided.

OTHER DISCUSSION

Residential concerns about traffic along 400 North and the future improvement plans.

GWC 40 annexation was discussed. It was stated the City Council accepted the resolution to accept it as an annexation.

GWC 320 annexation feasibility study was discussed.

Fire Station project was discussed.

Dave Anderson moved to adjourn the meeting at 11:30 a.m.

Adopted: April 26, 2023

Kasey Woodard
Community Development Division Secretary