

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

Staff Members Present: Chris Thompson, Public Works Director; Seth Perrins, City Manager; Dave Anderson, Community Development Director; Brandon Snyder, Senior Planner; Kimberly Brenneman, Development Coordination Manager; Ana Burgi, Assistant City Attorney; John Little, Chief Building Official; Byron Haslam, Senior Engineer; Marcie Clark, Department Development Secretary; Jered Johnson, Engineering Division Manager; Jake Theurer, Power and Light Superintendent; Tom Cooper, Power and Light Senior Utility Planner; Dale Robinson, Parks and Recreation Director; Jason Turner, Fire Marshall; Jackson Dille, Planning Intern.

Citizens Present: Matt Brown, Richard Nielson, Glenn Tanner, Austin Barney, Blake Barney, Jerry Carroll, Christy Kennedy, Jo Ryan, Jeremy Draper, Jessica Tuttle, Brad Boardman.

Dave Anderson called the meeting to order at 9:04 a.m.

MINUTES

June 28, 2023

John Little **moved** to approve the minutes of June 28, 2023.

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

DISCUSSION

EAGLE HAVEN UTILITIES

Dave Anderson explained that Jerry Carroll does not want utilities to be stubbed on the north of the Eagle Haven property.

Jerry Carroll rose to explain the situation of the utilities on the north of the Eagle Haven development. The property to the north does not want to develop so he does not see the need to continue the utilities up to that property. He wants to discuss phasing the property and doing the west end last. That would let him finish everything to the east.

Dave Anderson said there are two main proposals here, not including the utilities on the stub street, and getting a phasing plan to do the northern part separately. He asked what the active application is on this project.

Brandon Snyder said the Preliminary Plat.

Dave Anderson said this kind of phasing would be approved by the City Council.

Seth Perrins clarified that this would not involve a public hearing, it can be a quick process.

Chris Thompson brought up a previous developer that delayed a later phase for a long time.

Discussion ensued regarding how to mitigate the potential harm of a delayed phase not extending utilities.

Chris Thompson brought up a philosophical question of what should be required and allowed by the City in this instance.

Seth Perrins said asphalt cannot go down until utilities are in. He said what Jerry Carroll's asking here is contrary to the common practices of most cities. It would not be good to lay down a road and then tear it up to put in utilities later. This project only has utilities because a previous project brought utilities to the border of this project. It would be unfair to benefit from that and then not extend it to the next property.

Discussion ensued between Chris Thompson and Seth Perrins on whether or not the proposed sequence of development increases costs.

Dave Anderson emphasized that services are only in this area because a developer brought them in as part of a development. We need to view this a network, not individual projects.

Jerry Carroll asked where to go from here.

Dave Anderson said to submit a Final Plat application. A phasing plan could be submitted concurrently as an amended Preliminary Plat.

Discussion ensued regarding how to complete utilities.

Jerry Carroll thanked the Committee for their time.

SITE PLAN

SUBURBAN PROPANE

Brandon Snyder explained the application for the site.

Chris Thompson asked if engineering had any concerns.

Byron Haslam said the retention basin needs to match City standards.

Blake Barney asked if they need to resubmit.

Chris Thompson said they can just work with Byron Haslam and have the plan passed with an improved retention basis as a condition.

Discussion ensued regarding easements and permitting. An encroachment permit will not be needed for their electrical work.

Jered Johnson **moved** to approve the proposed Suburban Propane Site Plan based on the following finding and conditions:

Finding:

1. That the application conforms to the City's Zoning Map.

Conditions:

1. That the applicant meets the City's Zoning and Construction Standards.
2. That the applicant addresses any red-lines.
3. That the applicant provides the applicable right-of-way dedication and public utility easements.

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

UTAH COUNTY JAIL MENTAL HEALTH REMODEL AND ADDITION

Chris Thompson thanked the County for being here.

Brandon Snyder explained that this is a remodel and expansion of the county jail.

Chris Thompson asked if any departments have any concerns.

Dave Anderson **moved** to approve the proposed Utah County Jail Mental Health Remodel and Addition Site Plan based on the following finding and conditions:

Finding:

1. That the application conforms to the City's General Plan Designation Zoning Map.

Conditions:

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

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

UTAH COUNTY JAIL FUEL ISLAND REMODEL

Brandon Snyder said this is an existing fuel center and the applicant wants to add parking and an expansion.

Glenn Tanner explained how they plan on doing the sidewalks for the property.

Dave Anderson **moved** to approve the proposed Utah County Jail Fuel Island Remodel Site Plan based on the following finding and conditions:

Finding:

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

DISCUSSION

NUISANCES

Dave Anderson explained that John Little took a video of garbage being blown around by wind while being removed from the Expressway Plaza development site. The City asked the developer to remove all garbage piles from the site before they would issue certificates of occupancy. The consultant suggested a way for them to deal with the problem.

Seth Perrins said this is terrible, and is everything they asked them not to do.

Chris Thompson brought up a concern of the City using the same consultant as the applicant.

Seth Perrins said they should erect a wall to contain the trash.

Dave Anderson said he wants to talk about what efforts they want taken to clean the area responsibly.

Jered Johnson said there is a lot of trash on site and the developer wants to use it as fill, which would never be approved.

Seth Perrins said the consultant's opinion on the dirt is limited to whether or not it is contaminated, not whether or not it should be used as fill.

Discussion ensued regarding how the developer wants to use the trash.

Seth Perrins said they made it clear before the developer bought the property that there was trash on site that needed to be removed.

Jered Johnson said this has been a pilot program.

Chris Thompson said the reason why the pilot program fails is the glass in the topsoil.

Jered Johnson said it also fails because the wind blows the trash back into the areas they are cleaning.

Dave Anderson expressed concern with debris blowing into neighboring properties.

Chris Thompson said they should shut it down.

Jered Johnson said they should get ahead of it because if they won't let them use the debris the operation is a waste of time.

Discussion ensued regarding how to know whether the dirt is contaminated.

Chris Thompson said let us not let them use the same consultant as us.

Jered Johnson said the City's consultant has been honest and is still advocating for the City's view that the trash should be removed.

Jered Johnson said they will go shut it down because they approved removing garbage from the site, not remediating it.

AREA IMPROVEMENTS

Dave Anderson explained that he has discussed with Byron how to make sure everyone is on the same page regarding improvements sites within the Inland Port development area. He said it is not too early to discuss how things get built in the Inland Port area. He said we are going to have to develop a plan of attack for this area in the next 6 months. Developers in the area want them to have it done in the next 6 days. This is a good problem to have, they want to make sure they do this development correctly.

Discussion ensued regarding who has seen designs and plans for projects in the area.

Dave Anderson discussed the timeframe with the PID and when they need to have stuff put together.

Seth Perrins discussed which properties have what obligation to build out infrastructure.

Dave Anderson said there are certain utilities such as the storm drain that are hard to provide and all developers in the area are in the same boat of needing utilities to get to the area.

Chris Thompson asked when they know it will be funded.

Dave Anderson said two months.

Seth Perrins said they are in the driver's seat for much of this. They need to codify what happens when.

Chris Thompson said they do not think they have staff for this and may need a consultant.

Seth Perrins said which properties are easier or harder to develop currently due to proximity to utilities.

Discussion ensued regarding what is needed to plan out infrastructure for the area.

Discussion ensued regarding why Michael Clark may be a good consultant for planning infrastructure for the area.

Discussion ensued regarding the need to plan out how much power demand will be generated in the area and what additional power infrastructure will be needed.

CONCEPT REVIEW

THOMPSON THRIFT RESIDENTIAL - CANYON CREEK PARKWAY

Brandon Snyder explained the location of the project. The applicant wants feedback and discussion with the City.

Dave Anderson asked for an introduction of the applicant's team.

Dave Anderson introduced City staff to the applicant team as well.

Jo Ryan is here to introduce Thompson Thrift and explain the proposal. They have 74 projects across 21 states. This would be their first project in Utah. They like to plug in to the local community.

Spanish Fork meets all their criteria for development locations and they have calculated that the Provo MSA need thousands of new housing units to match job growth.

They include many amenities in their projects, their product is a high-end community. They score in the top 1% with resident satisfaction.

They are proposing a three-story apartment product with amenities. They are proposing 336 units with 1.82 parking spaces per unit and 30% garages.

Chris Thompson explained that the nearby irrigation ditch has been developed with trails and they should look at connecting to those trails.

Jo Ryan explained they have two large parcels in the area. They have looked at the BYU parking study and have sought to implement their recommendations. Parking will be self-contained in the development.

Brad Boardman is a local investor who owns this property and said many of the country's top developers approached them to build on the land. Of all of them, Thompson Thrift was the most impressive and the ones they chose to move forward with. They are invested in Spanish Fork and know Thompson Thrift will deliver on their positive vision for Spanish Fork.

Jessica Tuttle explained the site plan and the amenity space that they want to include. They want to provide nicer outdoor space for the complex. She spoke to their reasoning for their parking proposal.

Chris Thompson asked if they have property adjacent to the site that can be used as a contingency parking lot. He said many couples in Spanish Fork have two cars and a work vehicle and that is why the City has a higher requirement.

Jessica Tuttle explained their plans to handle parking.

Brad Boardman said they are investing over 100 million dollars on site and will do everything to make sure there is sufficient parking.

Chris Thompson said there is overflow parking in his neighborhood due to a nearby development with insufficient parking.

Seth Perrins said other HOA's have not been willing to manage parking like Thompson Thrift is proposing to. He said Spanish Fork is unique and has a lot of toys.

Brad Boardman said Spanish Fork is changing, this will be a different customer base.

Discussion ensued regarding potential parking plans and contingency plans in case the provided parking ends up being insufficient.

Dave Anderson brought up the concern of putting so many people in an area that is disconnected from the rest of the community. He acknowledged that someone has to start and this development will help move that ball forward. He is emotionally invested in fronting public roads with buildings. He thinks there needs to be a new zoning mechanism to handle things such as design and parking. He thinks they will have a better feel soon about how the current parking requirements work with multi-family developments. There will be head winds on changing parking requirements.

Jessica Tuttle asked the reasoning behind the frontage requirements.

Dave Anderson showed an apartment community in Springville to explain that he thinks having the buildings orientated to the public streets makes them feel like more a part of the community. It is closer to the feel of single-family neighborhoods with tree-lined streets.

Jessica Tuttle said she would love to brainstorm in a separate meeting how they can meet that design intent in a hybrid way.

Dave Anderson said the Planning Commission would be good to talk to as they are interested in these regulations as well.

Jo Ryan asked if staff supports the rezone to R-4 for the area.

Dave Anderson said yes.

Brandon Snyder said that zone is what has been envisioned for the 2700 North Interchange.

Jessica Tuttle said they are excited to add to the area.

Dave Anderson said they would love for Thompson Thrift to set the tone for the area.

Tom Cooper brought up some work they will need to do to bring power across the irrigation ditch.

DEVELOPMENT AGREEMENT

WASATCH PALLET DEVELOPMENT AGREEMENT

Dave Anderson said he has significant concerns with the Development Agreement approach, but he trusts his colleagues' opinions.

Jered Johnson recommended approval of the Wasatch Pallet Development Agreement.

John Little seconded and the motion passed all in favor.

Brandon Snyder explained that Thompson Thrift Commercial asked to be removed and will go to August 2. Thompson Thrift Commercial is an entirely different team from the residential component.

Jered Johnson moved to adjourn the meeting at 10:57 a.m.

Adopted: August 2, 2023

Jackson Dille
Community Development Division Planning
Intern