

Adopted Minutes
Spanish Fork City Development Review Committee
80 South Main Street
Spanish Fork, Utah
November 21, 2023

Staff Members Present: **Chris Thompson**, Public Works Director; **Seth Perrins**, City Manager; **Dave Anderson**, Community Development Director; **Brandon Snyder**, Senior Planner; **Mary Martin**, Associate Planner; **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; **Kevin Taylor**, Senior Power Utility Planner; **Jake Theurer**, Power and Light Superintendent; **Bart Morrill**, Parks Maintenance Supervisor; **Kasey Woodard**, Division Secretary.

Citizens Present: Craig Jacobson, Jacob Rawlins.

Chris Thompson called the meeting to order at 3:30 p.m.

PRELIMINARY PLAT

CANYON VIEW MEADOWS REAPPROVAL

Brandon Snyder stated there are no current concerns with this proposal and this is a re-approval. He then stated there have been a few modifications made to the original Preliminary plat approval.

There was a brief conversation regarding the modifications that have been made to the original approval.

Seth Perrins expressed gratitude that these modifications have been identified and feels positively about the changes.

Byron Haslam stated he gave a few redline comments to the application and he gave a brief description of the questions regarding how LID is separated and the road grading. He stated engineering would like them connected with the storm drain in the case of a water break.

Chris Thompson agreed this is an important point.

There were no power concerns.

Seth Perrins asked where the phasing will begin and Brandon Snyder stated the phasing has started from the East and stated the road has been mostly completed at this point.

Vaughn Pickell **moved** to recommend the approval of the proposed Canyon View Meadows Re-Approval 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 and Zoning Map.

Conditions:

1. That the applicant meets the City's Development and Construction standards, Zoning requirements and other applicable City ordinances.
2. That the applicant addresses any red-lines.

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

TITLE 15 AMENDMENTS

TITLE 15 DAYCARE AMENDMENTS

Brandon Snyder stated this item was continued from the previous week so the applicant could be present today. He stated that research would need to be conducted into the State Code regarding regulations around daycares as it is regulated by the State.

Dave Anderson stated that Kimberly Brenneman researched the definition of an Adult Day Care within the State Code. He then asked the applicant to speak to their specification as to what they are seeking with this Amendment.

Jacob Rawlins rose to speak about the two styles of daycares for adults with disabilities. He spoke about the needs for certain locking mechanisms to protect dementia patients and stated this will be very similar to a children's daycare operation that includes pick up and drop offs. He stated this is what other City codes speak to regarding adult daycares, which includes operating within residential zones. He stated they will not be storing or administering any medications. He stated the property they were previously interested in has been lost and they will need to find another property.

Vaughn Pickell asked if the facility will have any type of medical professional on staff and it was stated there will be some type of director or administrator role that requires a certain number of educational hours per year that will oversee the facility that will be looking after and providing overall care to the patients. He stated this position can be filled by a nurse, as the requirements are minimal and they will be receiving training.

Dave Anderson asked how many patients will be cared for at the facility and it was stated this facility will provide care for up to 15 to 25 patients. He stated they will be on par with other cities' regulations.

Seth Perrins asked if there are limitations to patients per square footage, and it was stated per the state code, it can be 1 patient per 50 square ft. It was stated the staffing is 1 staff member to every 6 patients.

Dave Anderson asked what is the most common reason a family would seek care for these patients and it was stated the most common reasons are dementia and aging patients that can no longer provide care for themselves and require assistance day-to-day. Dave Anderson stated he does not see any cause of concern with this change and thinks this use would be a good neighbor to the existing properties. He is in favor of this change.

Seth Perrins stated that he agrees with the conversation. He stated that the pickups and drops offs would be like child daycares and he is in favor of the facility not allowing overnight care. He further states that he has no issues with how the definition has been written.

Vaughn Pickell has no issues with how the proposal is written. He agrees that accommodation would need to be made for the R-O Residential Office zone as it would make the area especially busier with the pick-up and drop-off times.

Dave Anderson **moved** to recommend the approval of the proposed Title 15 Amendments to City Council as discussed.

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

Dave Anderson informed the applicant that this proposal will go to the Planning Commission on December 6th and to the City Council on December 12 and suggested the applicant be present for those meetings.

CONCEPT REVIEW

EVERGREEN RETAIL

The applicant was not present but Dave Anderson stated he would like to have a brief discussion regarding the plans that were submitted. He stated the applicants were invited for the previous weeks but have not been available to attend. He stated there was a good amount of effort put in to work with the previous applicants to build a roundabout in this area. He stated to his knowledge, that plan has not changed and that the City still has plans to build a roundabout. He stated the applicants are proposing an access point that would propose a potential conflict with that roundabout placement. He stated everything that is being proposed is allowed within the C-2 General Commercial Zone.

Vaughn Pickell inquired about the size of the proposed grocery store and it was stated that it is about 65,000 square feet.

Chris Thompson asked what the Neighborhood Walmart size is and it was stated this concept is larger than the Walmart being 45,000 square feet.

Chris Thompson stated Engineering is still committed to building a roundabout on 400 North and that would likely change the location of the main entrance. He stated that truck traffic might do better without the roundabout.

There was a brief discussion on whether a roundabout is necessary if all the roads were right-in-right-out as it limits movement and forces the movement down to the traffic light and Chris Thompson stated if there is not a larger access point or a roundabout it will cause a Brigham's Landing.

Jered Johnson stated there will need to be a diagnostic study. He stated the railroad will prefer a traffic signal.

Chris Thompson stated UDOT owns 400 North and would require diagnostic testing.

There was further discussion on whether the City will be expected to contribute to the cost of the traffic signal.

Vaughn Pickell expressed concern over the detention as he is worried this is a placeholder for a future development and questioned the orientation of the grocery pad and stated that Spanish Fork Parkway and the State highway are heavy traffic roads. He questions if it may be better if the grocery store has a south facing orientation instead.

There was discussion regarding the layout of the pads and it was stated that residents would not like a parking lot facing the backyards.

Seth Perrins stated he is not a fan of pads 4 and 5 being located under the detention area.

Dave Anderson stated most of the concept is zoned for the current use.

Seth Perrins questioned the black inlet markings on the layout and asked if they are representing access points or are they just line work? It was stated that it is believed to be line work but staff will ask the applicants for clarification and to have this updated on the plan. He then questioned the detention portion of the plan and requested the applicant provide further clarification on how this area will be utilized in the future. He is not a fan of uncertainty.

There was further discussion regarding the detention area and if two acres are necessary for this.

Dave Anderson stated that he will reach out to the applicants again to be present for the discussion to answer questions.

DISCUSSION

ANNEXATION FEASIBILITY STUDY

Dave Anderson stated this item is being presented at the City Council meeting this evening and he would like to have a short discussion as it is being presented to be accepted for further study.

There was a brief discussion regarding water retention and water flow.

Seth Perrins moved to adjourn the meeting at 4:15 p.m.

Adopted: November 29, 2023

Kasey Woodard
Community Development Division
Secretary