

Adopted Minutes
Spanish Fork City Development Review Committee
80 South Main Street
Spanish Fork, Utah
November 29, 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; **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; **Kevin Taylor**, Senior Power Utility Planner; **Jake Theurer**, Power and Light Superintendent; **Garrett Elmer**, Power & Light Assistant Superintendent; **Dale Robinson**, Parks and Recreation Director; **Bart Morrill**, Parks Maintenance Supervisor; **Jason Turner**, Fire Marshall; **Kasey Woodard**, Division Secretary.

Citizens Present: Taylor Butterfield, Kaylee Butterfield, Nate Heaps, Taione Militoni, Sterling Hill, Lacey Hill, Shae Nielsen, Scott Peterson, Dean Ingram, Jackie Larson, Matt Loveland, Shanice Hone.

Chris Thompson called the meeting to order at 10:05 a.m.

MINUTES

November 15, 2023

November 21, 2023

Dave Anderson **moved** to approve the minutes of November 15, 2023 and November 21, 2023.

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

CONCEPT REVIEW

HARDY FOUR-PLEX CONCEPT

The applicant was not present for the meeting and Chris Thompson decided to continue the discussion until the applicant can be present.

BUTTERFIELD INFILL OVERLAY CONCEPT

Taylor and Kaylee Butterfield presented the Triplex concept they are proposing. Kaylee Butterfield stated the City staff suggested getting a cross-access easement for the property to the North to add additional parking spaces.

Byron Haslam stated this was a suggestion so the applicants can have additional space for parking.

Brandon Snyder discussed the orientation and he has concerns with the four separate driveways. He then discussed the setback requirements, and gave suggestions of having the garages in the back and parking on the side.

Dave Anderson stated there is concern with having the driveway that close to the street corner and it was stated it is only 15-20 feet off the corner.

There was additional discussion regarding the traffic concern with having a driveway that close in proximity to the street corner. There was discussion of shifting the design of the building and allowing for more space from 600 East.

Dave Anderson stated that, typically, parking should be placed in the rear of the building.

There was further discussion on whether rear load is the best design option and what design would present best from the street front. There was a brief discussion on the landscaping options. The conversation then shifted back to the best placement for the driveway and that ideally a cross-access easement with the property to the north would give the best design.

Chris Thomson stated if this easement can be obtained, it will give the design enough area for a yard.

Dave Anderson is in favor of the general idea and believes this will benefit the neighborhood.

Seth Perrins spoke briefly to the idea of Concept Reviews and stated that staff needs to lighten up their feedback and provide something more general that the applicants can take away from the conversation, and not so much detailed comments. He recapped the

conversation for the applicants and stated the City does not want a sea of concrete, and setbacks are suggestive. He supports the concept design overall.

There was further discussion regarding the overall orientation of the design.

Dave Anderson suggested facing the building to 600 East.

Seth Perrins asked if the staff have any notes they can pass to the applicants and it was stated they city staff will get with the applicants.

HEAPS CONCEPT

Nate Heaps stated he is looking for feedback from the City staff on the best use of the property.

Brandon Snyder asked if the applicant has had any contact with the property to the east and it was stated that yes, they are open to the concept.

Nate Heaps stated the current zoning does not allow for any residential homes, and they feel that this area is a great option for this property. He asked the Committee for their feedback on what they feel would be the best option for the property overall. He stated they are not looking for a high density, and feel the best use would be a smaller community.

Chris Thompson stated he is not in favor of a small cul-de-sac. He spoke about 400 north and stated the traffic is a higher speed and for residents backing out of driveways presents a safety concern.

Nate Heaps stated this concept would be rear load and would not load out onto 400 North. He stated it would be one shared drive. He stated Atlas Engineering is the engineering firm and it was suggested they work with Atlas on the City standards.

Seth Perrins stated part of the challenge with this property is that it is smaller, and again suggests working with the property owner to the east. He agreed with Chris regarding the cul-de-sac, and that he is not in favor of the placement. He asked if they are planning to keep the existing house, and Nate Heaps stated they were trying to keep the house, but stated if the City would prefer, they can remove the house.

Seth Perrins stated the City does not have a preference on if the house is removed or remains.

Brandon Snyder spoke briefly about the current density of the area and stated they could potentially play with the density and increase it if necessary.

Byron Haslam stated that 400 North is owned by UDOT and suggested the applicant reach out to UDOT regarding what can be done.

Chris Thompson stated they are currently doing a study on 400 North and does not feel they will be in favor of the concept at this time.

Seth Perrins agrees that the applicant needs to reach out to UDOT to have a discussion. He feels this concept may present a difficult task for the applicant.

Dave Anderson stated he is in favor of this concept developing along with the property to the east but agrees there is a challenge ahead. He feels the City Council may not be in favor of townhomes being developed on the property.

Seth Perrins agrees and stated he is not sure how the City Council will feel as they have expressed townhome fatigue in the past.

L&S COMMERCIAL CONCEPT

Lacey Hill and Shae Neilsen rose to present their concept for a strip mall and asked for the Committees feedback.

Brandon Snyder asked if the applicants have any proposed businesses to occupy the space and it was stated they applicants have their own businesses that would operate from the strip mall.

Dave Anderson feels the design is functional and is a good use of the property and stated there are just a few zoning and setback concerns and stated this is why he wanted to have this discussion today. He stated the current zoning will be changing from residential to a retail use sometime in the future. He wishes to be accommodating as he feels this would be a great addition to the area.

Seth Perrins asked if there would be value in a shared parking space with the Ashley property owners, and the applicants stated yes, they have been in contact with the property owners and they are willing to work with them.

Lacey Hill stated their businesses will be a catering business and a medical office.

Seth Perrins stated he would like to look further at the setback challenges.

Scott Peterson rose to speak briefly on the setbacks and shared parking. He feels the parking design is adequate and inquires if some planting can be pulled out of the design.

There was further discussion regarding setbacks and the shared parking access.

Brandon Snyder asked if there has been any design with the building fronting Main Street.

Scott Peterson stated they looked at that orientation but ultimately decided it was not optimal.

Dave Anderson spoke to the future development and recalled an instance where there was not an adequate buffer from commercial to residential and stated he does not want to make the same decision twice.

Chris Thompson stated he is in favor of the L-shaped design as it fronts Main Street and provides enough building space and parking.

There was further discussion on the shape of the building and what is going to provide the best design and meet the parking and setback requirements.

Lacey Hill stated they feel the current design is the most esthetically appealing and functional.

Brandon Snyder questions if improvements were made to the north point of the property, would the committee feel differently about the orientation and setbacks.

There was discussion on the difference between Mixed-Use and Commercial and it was stated that Mixed-Use allows for a lot of different things but that the area overall is heading more for a Commercial zone. There was further discussion on the potential impact on the neighboring residential area if the area was rezoned to Commercial-2.

Jake Theurer stated there is not very good power in this area. He stated there is a conduit stubbed to River Run and that would be the best tie in for power and the Rec. Center is not complete.

There was further discussion on the sewer and where the best tie-ins would be. It was discussed where the best water connection would be as well. It was further stated that it was believed that Fire will require a fire hydrant to be installed.

Scott Peterson inquired if going off site for the water connection would be impact reimbursable and it was stated that yes, it would be reimbursable.

Dave Anderson stated the City staff will have a further discussion on the setbacks and he stated he would also like to discuss this with the Planning Commission next week.

TITLE 15 AMENDMENTS

TITLE 15 COMMUNITY DEVELOPMENT AMENDMENTS

Dave Anderson stated this was a late attachment to the agenda, but stated this is making minor modifications to the existing text. He stated these would be illustrations included that would assist staff with interpreting the code. He stated there are a few other minor text amendments to the code to make things clearer regarding parking requirements as the City has received previous requests to include parking count that are in areas that involve outdoor storage, or semi-truck parking areas and he felt that this modification is needed to make it clear where parking stalls can be located and that they need to be in well-lit areas and in highly visible areas on the Site Plan. He then discussed the modification regarding ADU mailboxes and that developers need to include additional mailboxes for every property in the development that is eligible for an ADU.

Dave Anderson **moved** to Continue the proposed Title 15 Amendments to City Council as discussed.

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

DISCUSSION

LELAND MEADOWS PHASING PLAN

Dean Ingram rose to discuss the phasing plan. He stated he has had prior conversations with Dave Anderson, and stated he would like to talk about the redline comments that have come back that the road needs to be completed in full and they would prefer to complete this in three different phases.

Byron Haslam stated the concern is that the road will become a collector road, and Seth Perrins inquired when this will become a collector road.

Chris Thompson stated the concern with the phasing and not completing the road in the beginning is that it often is never completed.

Dave Scoville stated they need to be able to sell enough homes to be able to justify the high cost of building the road. So, they would like to be able to complete this in phasing.

Dave Anderson suggested a ribbon road.

There was further discussion on what would be the best way to complete this project.

Dean Ingram stated they would be fronting the entire cost on an area they don't even own.

Seth Perrins stated he understands the cost to the applicants and that it takes time for impact reimbursements.

There was further discussion on what each phase will consist of and both staff and the applicants agree that this would be acceptable. It was suggested the applicant present the new phasing to the City Staff for review.

Dean Ingram thanked the Committee for their feedback today and stated they will draw up a new phasing plan to submit to the City.

Dave Anderson stated the City has a history of being burned by developers and allowing them to get further in construction without completing the required road frontage, and stated this is nothing to do with the present applicants and has more to do with past offenders and this is why the City insists on these improvements being completed in the early phases.

Dean Ingram asked if the City would like a traffic study and it was stated this would be beneficial but would incur a large cost to the applicant.

RIVER RUN TOWNHOMES EXPANDED

Matt Loveland rose to speak to the Committee and stated the Peterson property has been acquired, and that the Preliminary Plat application has been submitted.

Dave Anderson stated this would be an amendment as a Preliminary Plat is currently approved.

Brandon Snyder spoke briefly to a few remaining concerns.

Jered Johnson spoke briefly about the road connection to the north.

Chris Thompson suggested to the applicant, to include the City staff in with the UDOT discussions.

Byron Haslam inquired if the city would be comfortable with running utilities and Seth Perrins stated no, the City would not be comfortable with this and stated there needs to be additional discussions on the placement of the utilities.

Matt Loveland spoke briefly about the traffic study that was conducted on Volunteer Drive.

Dave Anderson stated the City is making efforts to make the roads into a grid as it is beneficial to have more tie-ins to major road intervals.

Seth Perrins stated he is unsure of the townhome count and asked if the design features stacked units and it was stated yes there are stacked units. He then stated the connectivity design still leaves something to be desired.

Chris Thompson stated long alleyways do not work very well and feels that shorter drives provide traffic calming measures. He mentions the city design does feel cramped and that the design is cramming in as many units as it possibly can.

Matt Loveland understands Chris's feelings and that he will bring this feedback to his group and they will also review the road connection to the north as well and be back in touch with the City.

Jake Theurer reminded the applicants that SUVPS is building a power line in this area and to be aware of the setbacks for the area.

Matt Loveland and Scott Peterson understand this concern.

Chris Thompson suggested that Jake Theurer get the easement that is needed.

Dave Anderson moved to adjourn the meeting at 11:55 a.m.

Adopted: December 6, 2023

Kasey Woodard
Community Development Division
Secretary