



Wednesday, February 21, 2024
Development Review Committee

DEVELOPMENT REVIEW COMMITTEE AGENDA

PUBLIC NOTICE is hereby given that the Development Review Committee of Spanish Fork, Utah, will hold a regular meeting at the City Council Chambers at Library Hall, 80 South Main Street, Second Floor, Spanish Fork, Utah, commencing at 10:00 a.m. This meeting is not available to attend virtually.

1. Approval of Minutes

A. February 14, 2024

2. Final Plat

A. PARKWAY PROFESSIONAL PLAZA PHASE 2 AMENDED. This proposal involves amending a previously approved plat to allow for modifications to the building footprint of a commercial building located at 1642 East Spanish Fork Parkway.

3. Concept Review

A. U-HAUL CONCEPT.

B. LANGAN WAREHOUSE CONCEPT.

4. Adjourn

Draft Minutes
Spanish Fork City Development Review Committee
80 South Main Street
Spanish Fork, Utah
February 14, 2024

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; **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; **Jason Turner**, Fire Marshall; **Kasey Woodard**, Community Development Secretary.

Citizens Present: James Anthony Barthell, Yang Yang, Ping Li, Michael Leifson.

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

MINUTES

February 7, 2024

Dave Anderson **moved** to approve the minutes of February 7, 2024.

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

Ana Burgi called to have the motion amended to account for the inaccuracy on the minutes for Seth Perrins absence from the meeting.

The motion was amended to reflect this change.

Dave Anderson **moved** to approve the **Amended** minutes of February 7, 2024.

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

CONCEPT REVIEW

RIDING PARCELS CONCEPT

Michael Leifson with Riding Construction was present and approached the podium to speak briefly on the project. They feel this is a great undeveloped location that would be ideal for Mixed Use that could feature a walkable community with retail spaces that would have a connection with neighboring residential homes. He stated the density would offer a mix of affordable single-family and multi-family homes.

Chris Thompson feels that the City has enough multi-family areas and stated that he is not in favor of losing more single-family areas within the City as Spanish Fork already has a lot of higher density zones.

Michael Leifson stated that they are looking for additional feedback from the Committee. He acknowledges this area is zoned for low density housing but is looking at a higher density as he feels the area is ideal and would be able to accommodate what they are proposing.

Dave Anderson gave a brief presentation on the General Plan for the area and stated this area is better suited for an R-1-12 zoning that features 12,000 square foot single-family lots. He does not want to cut the conversation short, but he feels that what is slated for the area does not match what is being proposed. He feels this alone makes the concept hard to support.

Michael Leifson understands that this is what the City is wanting to see built in the area, is homes that are of similar nature.

Dave Anderson stated this is just his opinion, but stated that this could change in the future and the City Council may change their minds.

Seth Perrins asked the applicant to define what a detached, single-family rear-load home? He asked if that would mean that there would be an alleyway behind the homes to accommodate the driveway and Michael Leifson stated this is accurate. Seth Perrins was not in favor of this design and stated the property owner loses backyard space and is not in favor of residents in HOA's being responsible for maintaining the shared alleyway.

There was discussion on the rear-load design and the reconfiguration of the lot to accommodate a front-load design.

Seth Perrins feels that reconfiguring the design so that property owners would not be losing space to a communal drive would be the best option.

Brandon Snyder stated that he is not a voting member but he feels there is potential with this unique design.

Seth Perrins asked if the applicant has worked with multiple property owners and Michael Leifson stated this is one property owner.

There was discussion on this possibly being Neighborhood Commercial featuring retail uses such as a small grocery store and drive through drink shops.

Michael Leifson thanked the Committee for their time and feedback and stated they do like working with Spanish Fork City and like developing in the City.

Chris Thompson stated he is not in favor of attached homes and prefers to keep single-family lots available for the area as there is a high number of multi-family properties throughout the City already.

Seth Perrins stated that the Council has been very direct that they are in support of preserving the R-1-12 single-family lots to be developed as single-family lots.

Michael Leifson again thanked the Committee for their time and understood the feedback provided.

TITLE 15 AMENDMENTS

ENTERTAINMENT USES

Mary Martin stated there has been an applicant request to add the entertainment use to our Title 15 uses within the I-1 Light Industrial zone. She gave a brief description of the indoor entertainment uses that are being included as the definitions. She stated there are also parking requirements that need to be looked at. She stated the applicants are looking to build a Kidstopia indoor play place within the Light Industrial zone.

Dave Anderson stated that parking does need to be looked at. He stated right now the location has about 70 parking spaces. He wants to be able to accommodate what is being proposed. He stated the City has looked at other City parking requirements and allowed uses for the industrial areas and feels this is a reasonable accommodation and does not feel

there will be anything negative with adding this use to the industrial zone. He also suggested adding the use to other zones as well.

Daniel Barthell approached the podium to provide a brief explanation of what Kidstopia offers. He stated it is all indoor where kids can be active and not be on screens. He stated there are cameras in the facilities to allow parents to sit in the lobby area if they do not want to go into the play area. He stated there are multiple locations in the state and stated they would be using 17,000 square feet of the 65,000 + square foot building, in the 17,000 square feet that would feature the play area and party rooms and other attractions.

Seth Perrins asked if this would be a text amendment in two areas and Mary Martin stated there will be three areas that would change with this amendment. She stated all the changes would be within the Title 15 section, the first change would be a change to the definitions section, the second will be under the Industrial Uses, and the third change would be in the off-street parking section.

Seth Perrins asked how the parking lot would be set up for the deliveries in an industrial area.

Daniel Barthell stated he would use a similar design to the Bluffdale location and stated the deliveries would go around the back of the building and would exit the same way. It would not interfere with customer parking. He stated the truck drivers must drive slower through the area and he does not have any concerns with kids or parents getting in the way of the deliveries. He stated there are no deliveries on Saturdays or Sundays and stated if there are they come at midnight after the business is closed. He stated that all deliveries happen in the early morning hours when it is very slow.

Seth Perrins feels the parking adjustment would be good as he thinks the industrial area is possibly under-parked in general but feels there is some concern with extending the parking to the C-2 Commercial zone.

There was discussion on parking in the industrial zone and the C-2 Commercial zone and what is needed. It was suggested doing a parking study. There was further discussion where it was stated that the applicant is only utilizing 17,000 square feet but there would be two other users renting the remaining space of the building and using the additional loading docks changed how the Committee members are looking at the design and parking requirements.

There was further discussion on the location of the proposed building that would be used.

Dave Anderson stated he is comfortable with the use but stated he is not in favor of an occupant only using 20% of the building and feels that this conversation would be best suited for building standards. He feels that they have some cleanup to do with the uses in Title 15 and he is comfortable continuing the discussion to a later date to discuss the parking requirements, or he is also comfortable with recommending an approval with conditions to the City Council that the parking requirements be looked at further.

Ana Burgi seconded Dave Anderson's suggestion to continue the discussion.

Seth Perrins asked if Dave Anderson had a timeline for how long the Planning Department would need to discuss the parking requirements and Dave Anderson stated one to two weeks would be an adequate amount of time.

Dave Anderson stated the parking needs to be fine-tuned to address if there will be neighboring commercial businesses that business hours conflict with the proposed play place and have busier hours. He stated he does not want to take too much of the Committee's time and he feels that it may be a benefit to involve the property owner in the conversation.

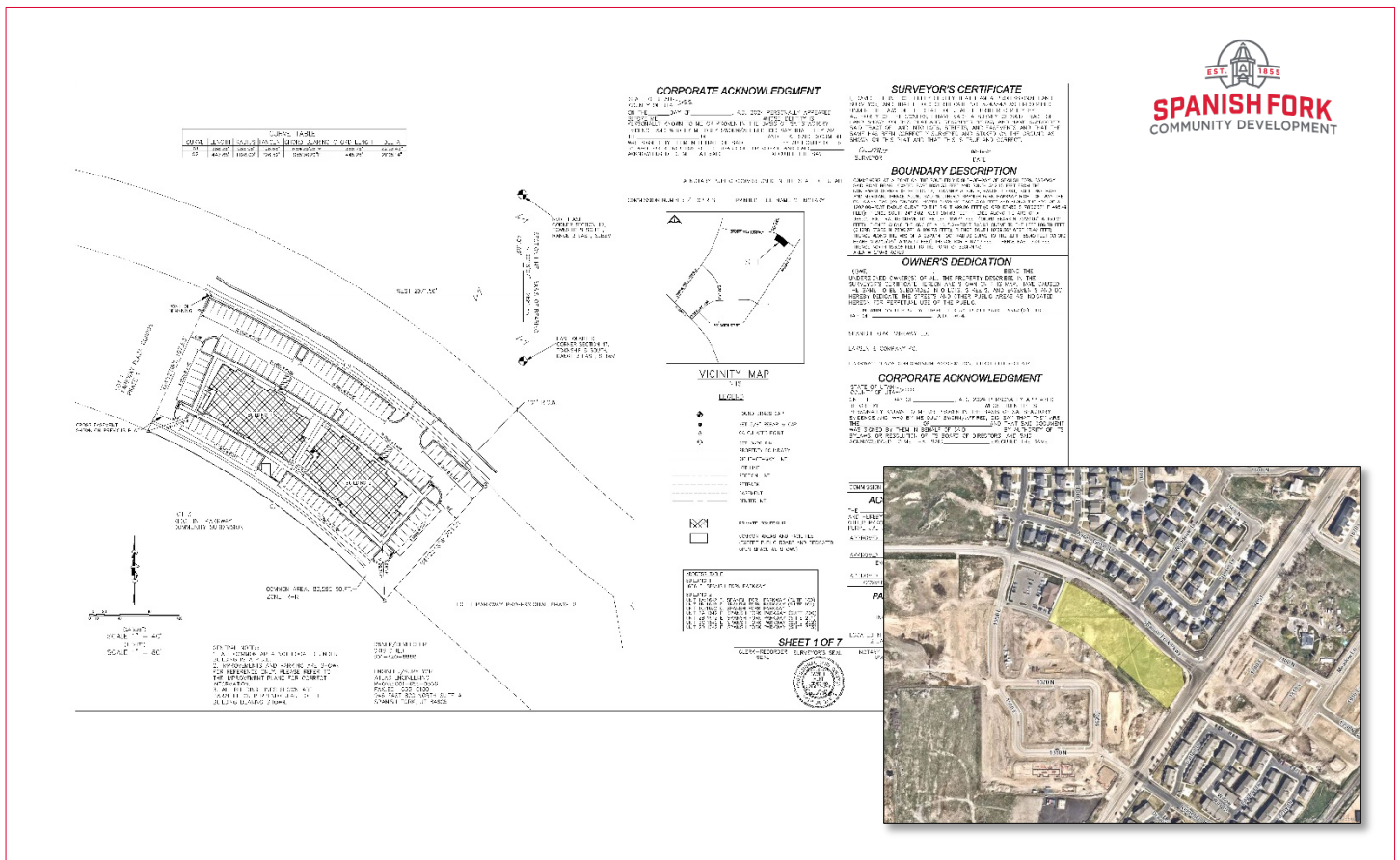
Dave Anderson **moved** to Continue the proposed Title 15 Amendments to City Council as discussed.

Ana Burgi **seconded** and the motion **passed** all in favor.

Dave Anderson moved to adjourn the meeting at 10:53 a.m.

Adopted:

Kasey Woodard
Community Development Division
Secretary



Parkway Professional Plaza Phase 2 Amended (Condominium Plat) Final Plat Approval Request

February 21, 2024, Development Review Committee meeting.

Located at 1642 East Spanish Fork Parkway, including 2.19 acres.

The subject property is zoned C-2 General Commercial.

The applicant has requested Final Plat approval for an eight (8) unit condominium plat.

Key Issues

1. Conformity with state statute for condominium plats.
2. Cross access and parking easement.
3. Improvements.

Recommendation

That the proposed Final Plat be approved based on the following finding and subject to the following conditions.

Finding

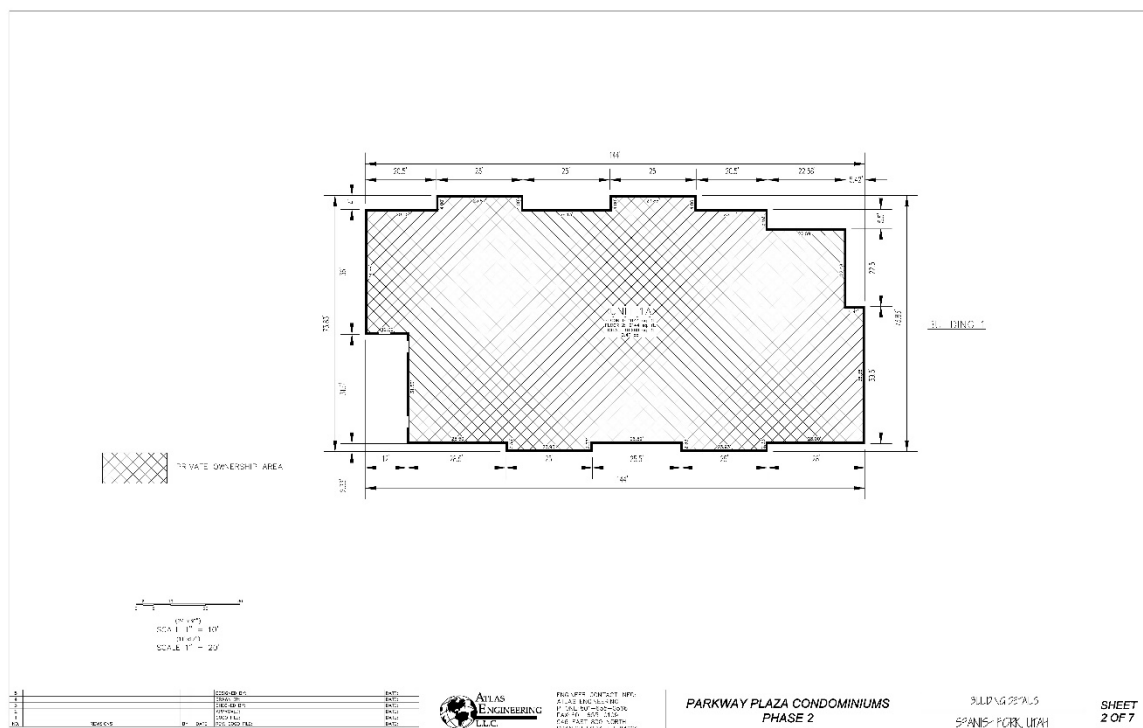
1. That the proposal conforms to the City's General Plan Designation and Zoning Map.

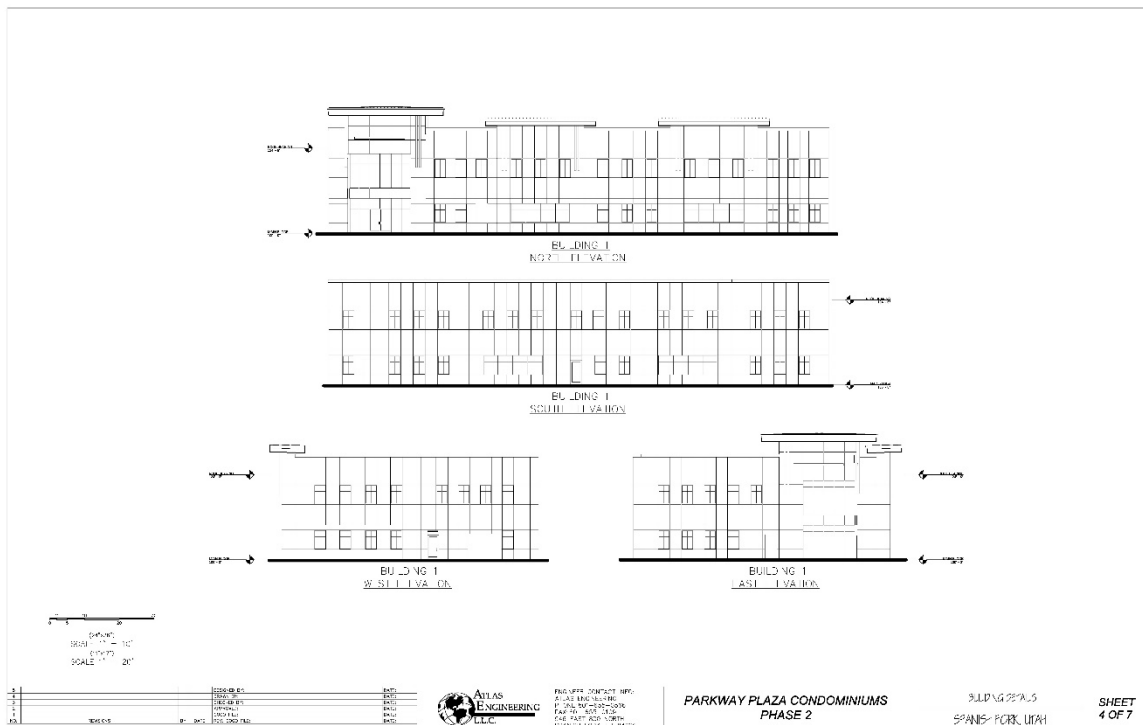
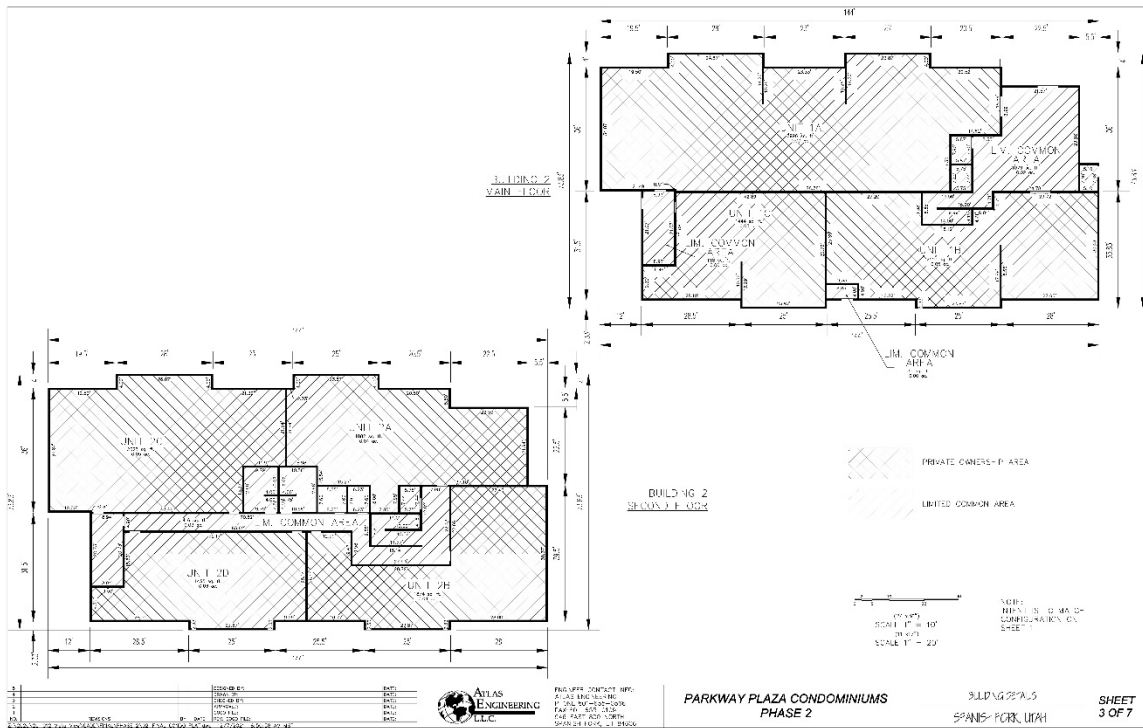
Conditions

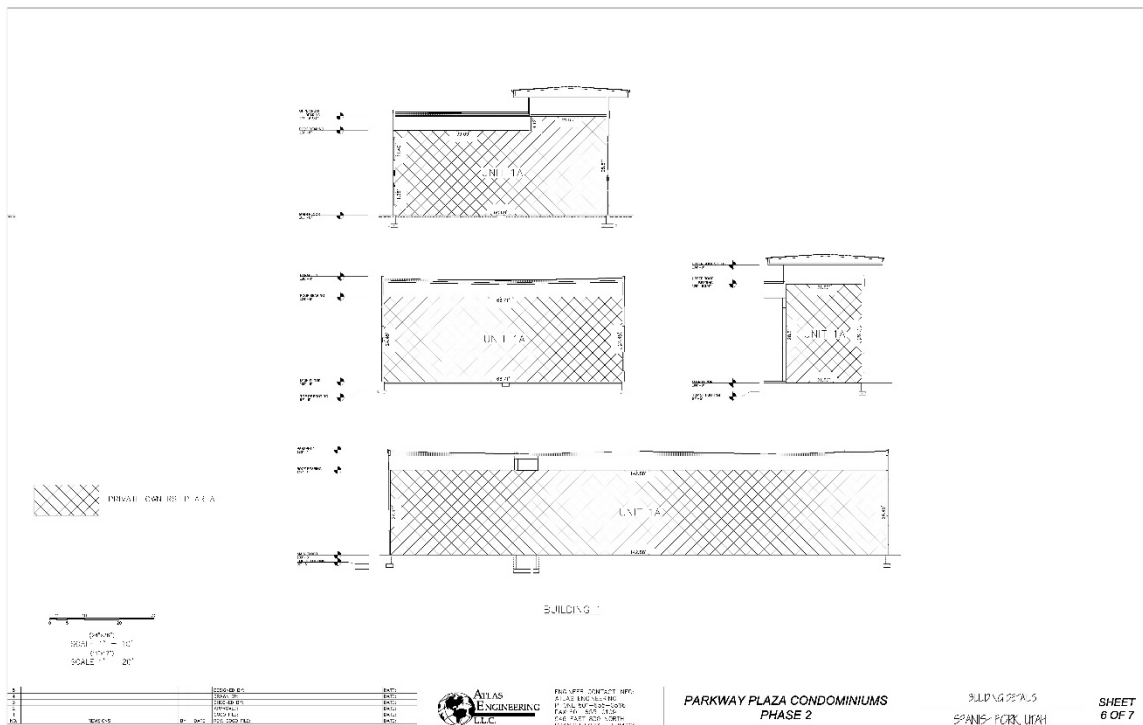
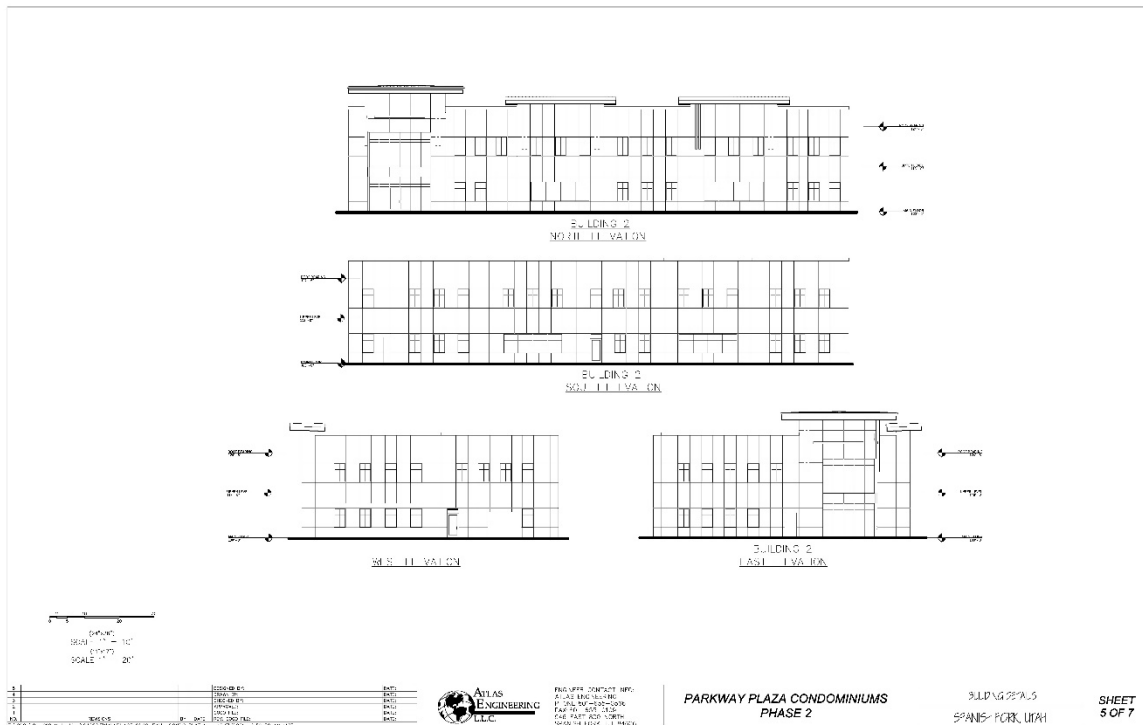
1. That the applicant meets the City's Development and Construction standards, zoning requirements, and other applicable City ordinances.
2. That the applicant addresses any red-lines.

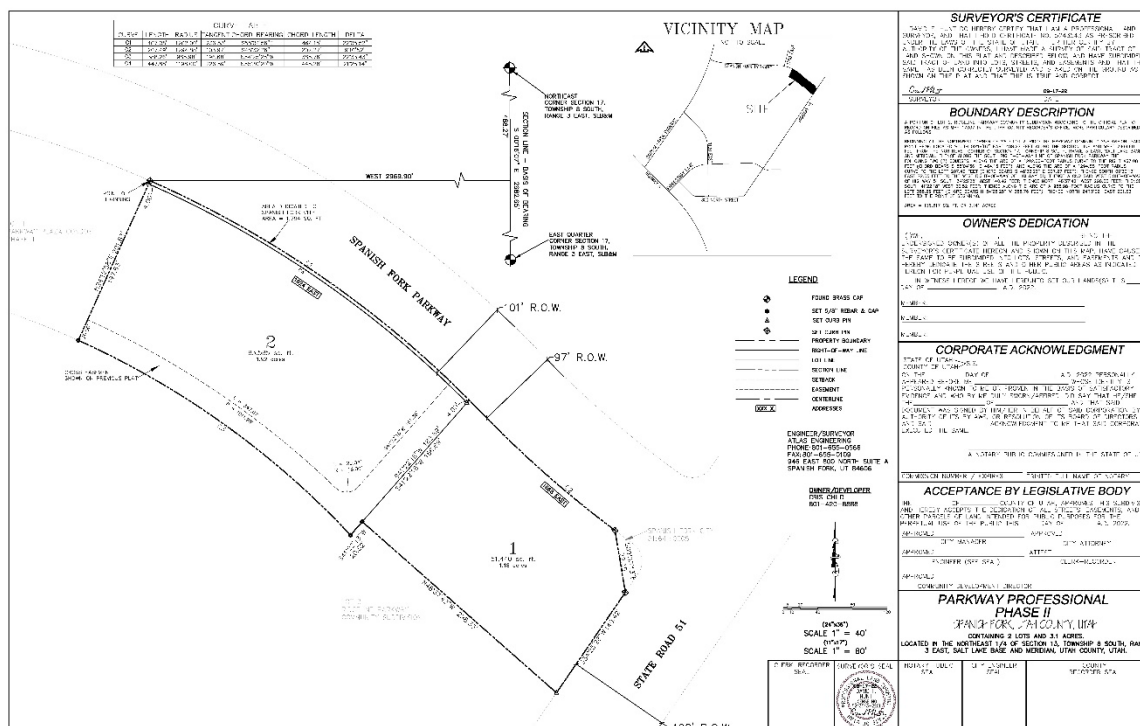
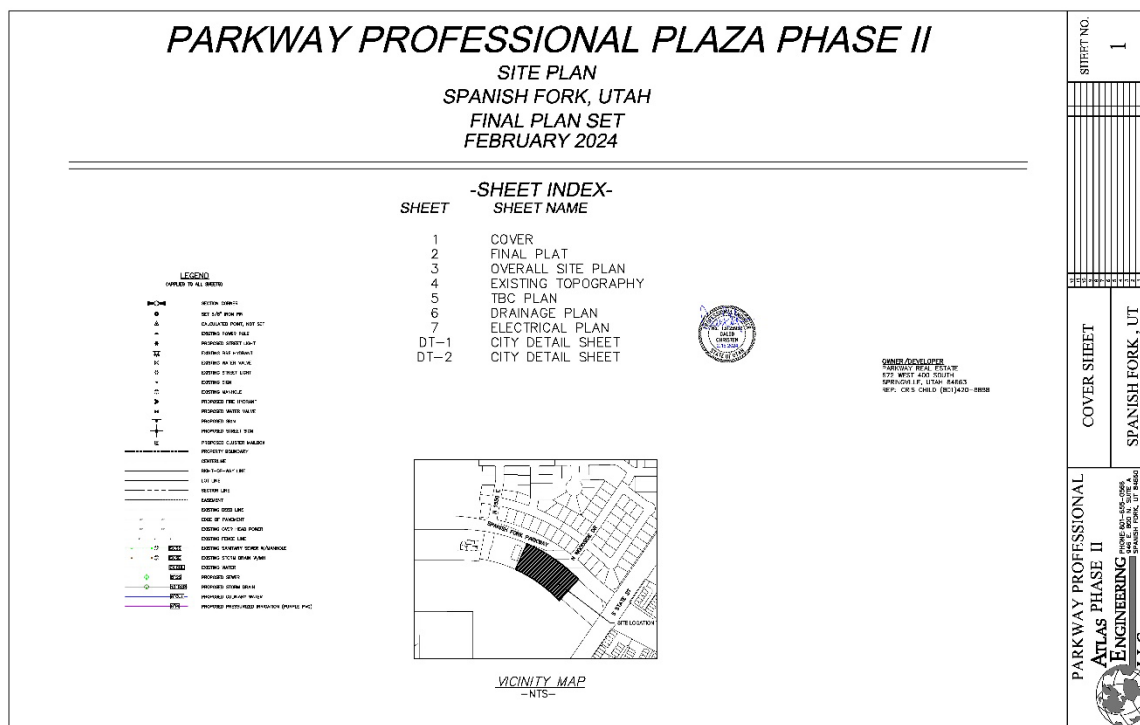
Exhibits

1. Condominium Plat.
2. Site Plan.

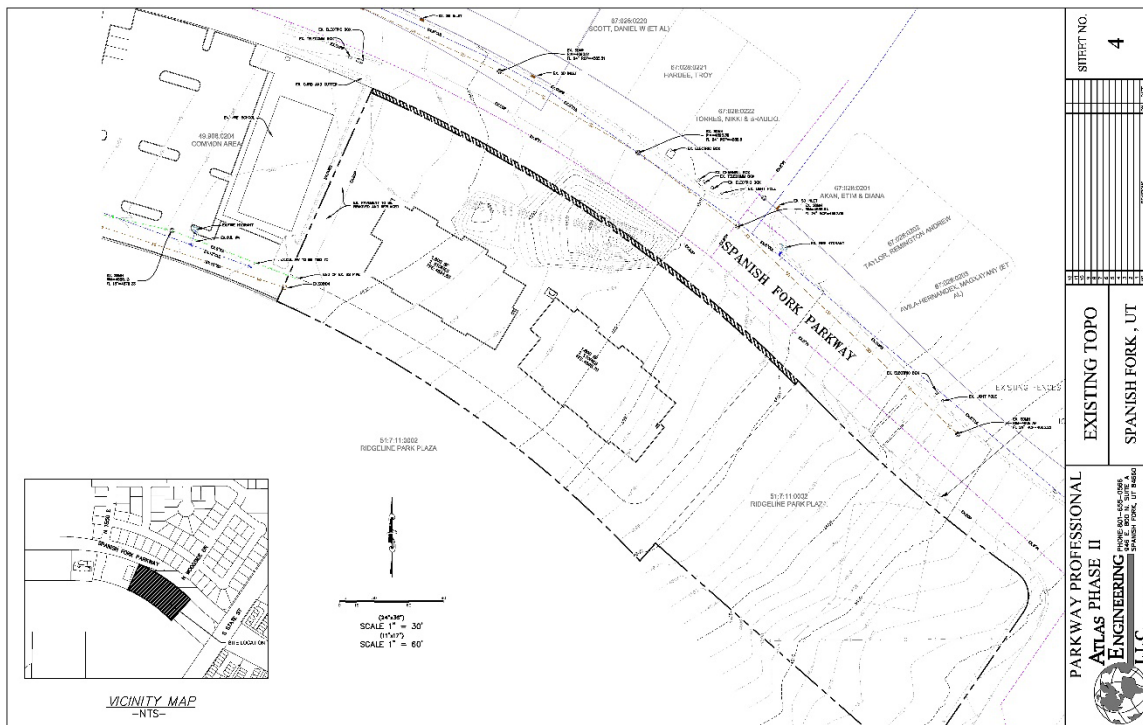
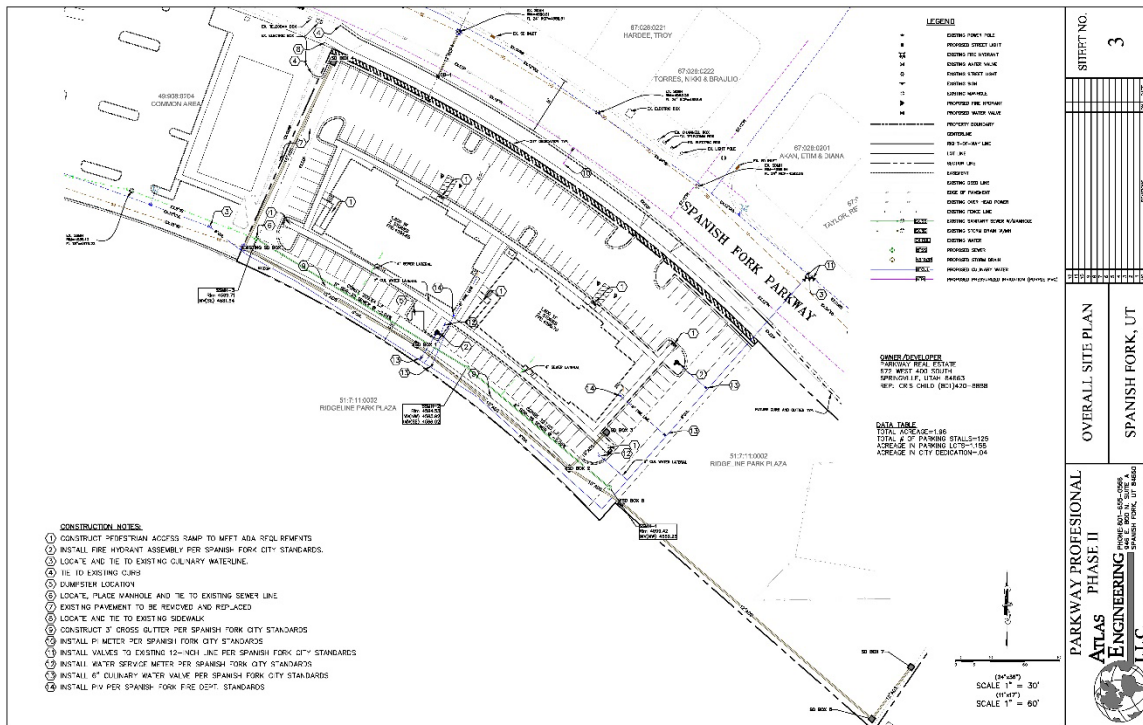


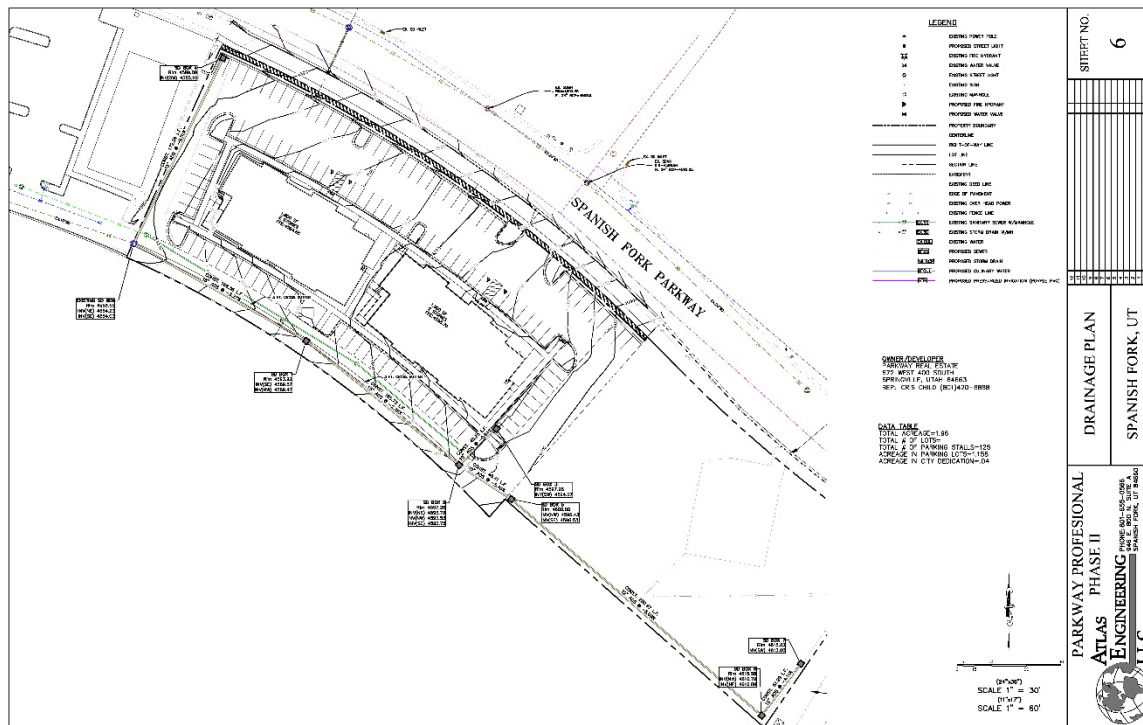


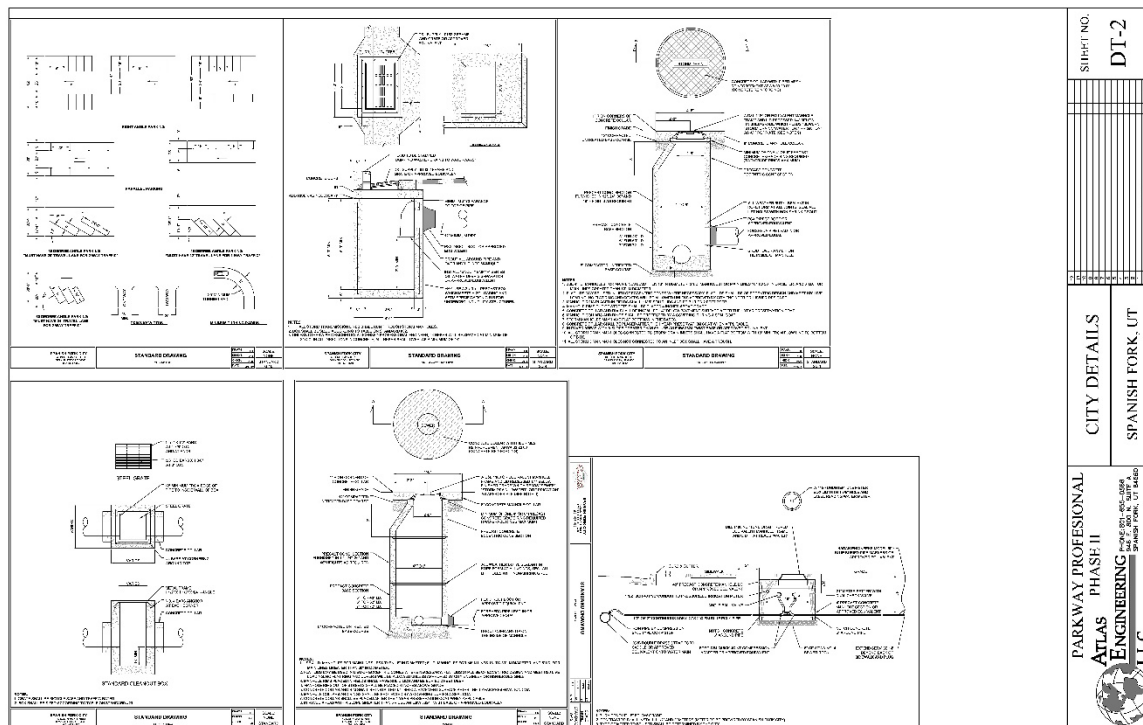


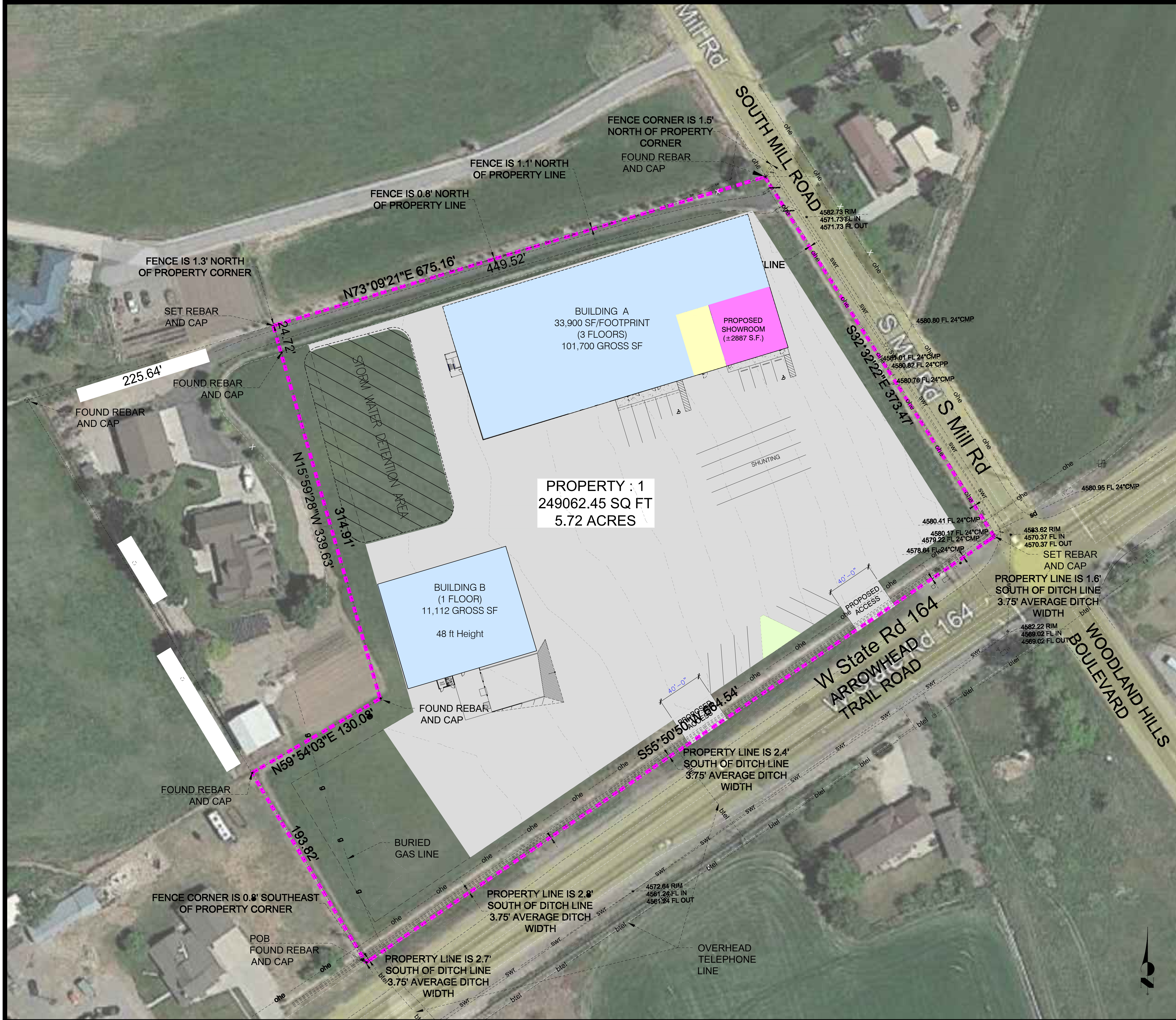


February 21, 2024



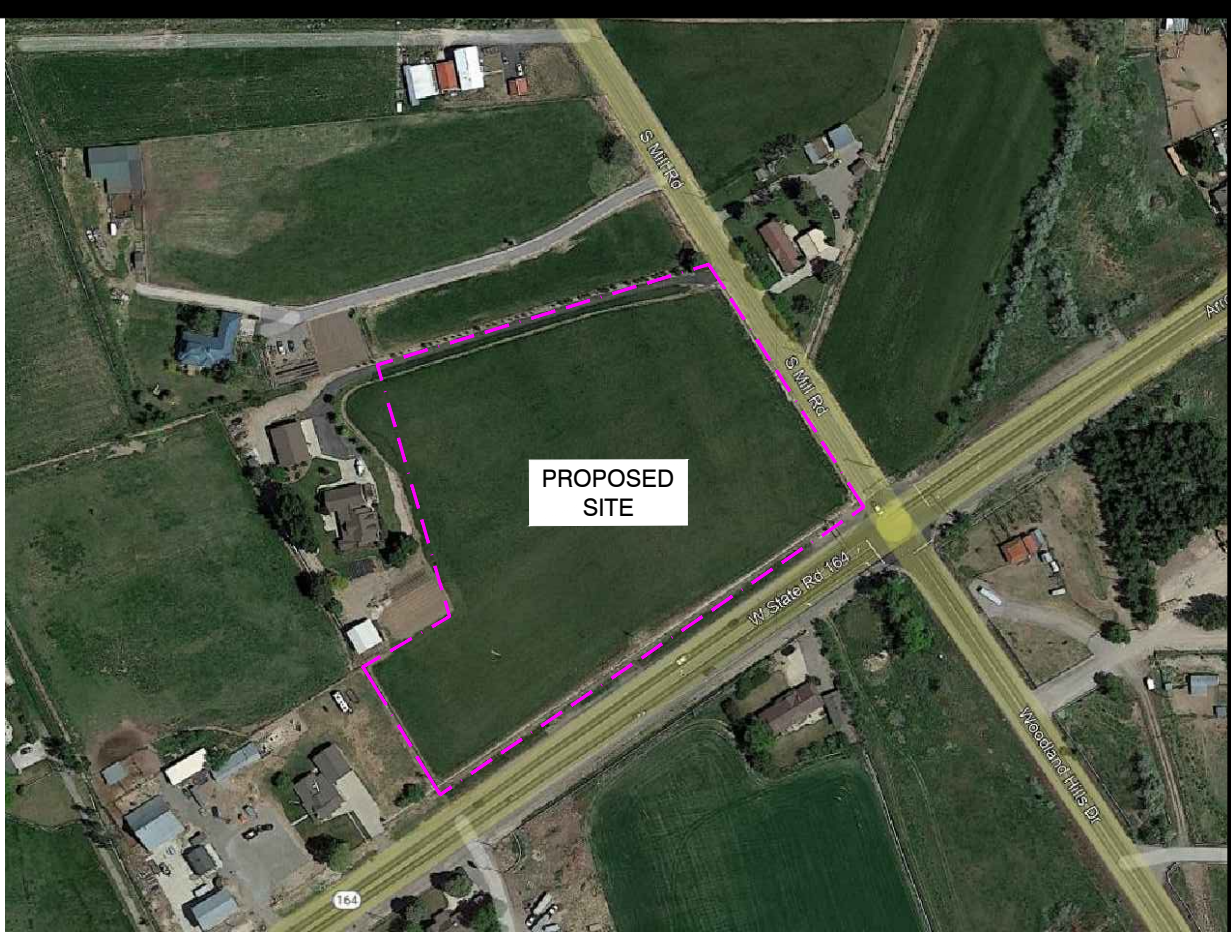






CONCEPTUAL SITE PLAN

SCALE: 1" = 40'-0"



AERIAL

SCALE: NTS

ZONING INFORMATION

PROJECT NAME: U-Haul Moving & Storage of Spanish Fork
MUNICIPALITY: City of Spanish Fork
PROJECT ADDRESS: 1684 S Mill Road, Spanish Fork UT

APN/ AREA: 2500250098(5 acres) 250250100(1.44ac)
ZONE: C-2 (General Commercial)

PROPOSED USES: Self-Storage, Truck & Trailer Share, related retail

SETBACKS:
Front yard: 15ft ~25 ft (*15 ft provided there is 30 ft from building to the back of curb, otherwise 25 ft)
Side yard: 0 ft ; 25 ft with residential
Rear yard: 0 ft ; 25 ft with residential
Height Limit: Principal 35ft - 48 ft
(lower height is for buildings wing 50 ft of a residential district or use)

SHEET NOTES:

REVISIONS:

PROFESSIONAL SEAL:

PRELIMINARY DOCUMENTS;
NOT FOR CONSTRUCTION;
FOR INFORMATION ONLY

ARCHITECT: JGO:

AMERCO.
REAL ESTATE COMPANY

CONSTRUCTION DEPARTMENT
2727 NORTH CENTRAL AVENUE
PHOENIX, ARIZONA 85004

P: (602) 263-6502

SITE ADDRESS:

U-Haul Moving & Storage
1684 S Mill Road
Spanish Fork, UT

SHEET CONTENTS:

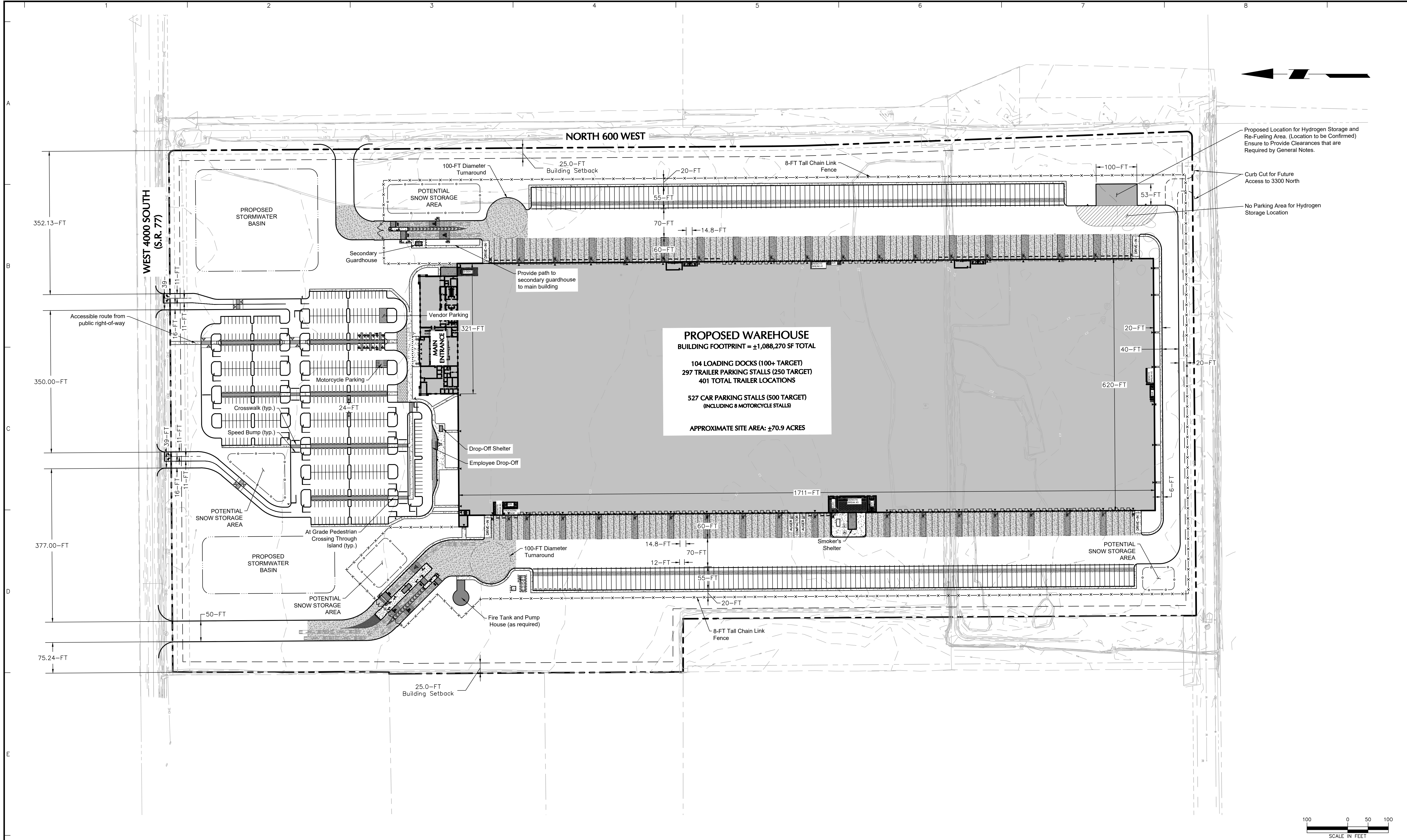
Conceptual
Site Plan

DRAWN:

CHECKED:

DATE: 2/08/2024

SP1



PROPOSED WAREHOUSE
BUILDING FOOTPRINT = ±1,088,270 SF TOTAL

104 LOADING DOCKS (100+ TARGET)
297 TRAILER PARKING STALLS (250 TARGET)
401 TOTAL TRAILER LOCATIONS

527 CAR PARKING STALLS (500 TARGET)
(INCLUDING 8 MOTORCYCLE STALLS)

APPROXIMATE SITE AREA: ±70.9 ACRES

CONCEPT REVIEW
2/08/2024

LANGAN
Langan Engineering and
Environmental Services, Inc.
257 East 200 South Street, Suite 410
Salt Lake City, UT 84111
T: 385.537.0300 F: 385.537.0301 www.langan.com

Project
HUTx
SPANISH FORK CITY
UTAH COUNTY

Drawing Title
**OVERALL SITE
PLAN**

Project No. 631020601	Drawing No. CS100
Date 02/23/2024	
Drawn By RPS	
Checked By MCB	

Sheet **2** of **5**

Date	Description	No.
Revisions		

Signature
MICHAEL GOLIAS
PE (UT) LICENSE NO.: 12649689-2202