Wednesday, August 7, 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. July 31, 2024

2. Minor Plat Amendment

A. CANYON CREEK SHOPPING CENTER PHASE 5 PLAT B AMENDED. This proposal involves amending an existing plat to create 3 individual commercial lots located at 582 East Commerce Way.

3. Discussion

A. CENTER STREET AND CANYON ROAD.

B. BUILDING PERMITS FOR CITY PROJECTS.

C. DUST, GARBAGE, AND OTHER DEVELOPMENT IMPACTS.

D. AIRPORT OVERLAY ZONE.

E. 2024 TITLE 15 UPDATES.

4. Adjourn

Draft Minutes
Spanish Fork City Development Review Committee
80 South Main Street
Spanish Fork City
July 31, 2024

Staff Members Present: Chris Thompson, Public Works Director; **Brandon Snyder,** Senior Planner; **Kasey Woodard**, Community Development Secretary; **Ian Bunker**, Associate Planner; **Joshua Nielsen**, Assistant City Attorney; **John Little**, Chief Building Official; **Byron Haslam**, Senior Engineer; **Marcie Clark**, Engineering Department 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.

Citizens Present: Taylor Butterfield, Kaylee Butterfield, Shirley Baxter, Jason Gillins, Lydia Yeates, Shane Murray, Parker Johnson, Kirk Lindstrom, Dave Erickson, Craig Gasser, Jeremy Congden

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

MINUTES

July 17, 2024

Jake Theurer **moved** to approve the minutes of July 17, 2024.

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

SITE PLAN

CRUMBL SITE PLAN

Brandon Snyder stated that the next three items are all for the same development project and that this conversation will apply to all three items. He provided the location to the proposal and stated that the property owner is looking to modify the site to accommodate a new retail building on a vacant portion of the parcel. He stated there are a few

remaining red-lines with the condition that the Site Plan approval is contingent upon City Council approval of the Zone Change and plat amendment.

There were no additional comments from staff.

Brandon Snyder stated there is nothing else to be discussed and that all three approval motions can be made individually.

Jered Johnson **moved** to approve the proposed Crumbl Site Plan 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.
3. That the plat be amended and the Development Enhancement Overlay be approved.

Brandon Snyder **seconded** and the motion **passed** all in favor.

MINOR PLAT AMENDMENT

CRUMBL PLAT AMENDMENT

See previous discussion.

Brandon Snyder **moved** to approve the proposed Crumbl Minor Plat Amendment 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.
3. That the Development Enhancement Overlay be approved.

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

ZONE CHANGE

CRUMBL ZONE CHANGE

See previous discussion.

Brandon Snyder stated this application will go to the Planning Commission on August 7th and then to the City Council for approval on August 20th.

Brandon Snyder **moved** to recommend the approval of the proposed Crumbl Development Enhancement Overlay Zone Change to the City Council 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 the 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.
3. That the applicant obtains Site Plan approval.
4. That the site be limited to those uses that are permitted in the C-2 zoning district.

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

BUTTERFIELD ZONE CHANGE

Brandon Snyder provided the location to the property and stated the applicant has removed the home that was previously located on the property in order to construct a

triplex on the property by utilizing the Infill Overlay. He stated the intent of the Infill Overlay is to improve the neighborhood and strengthen the positive aspects of the existing neighborhood. He stated this will need to be approved by the City Council and this is scheduled for August. He stated there are a few remaining red-lines that need to be addressed and he stated that the Council will want these red-lines addressed. He stated this is recommended for approval.

Taylor Butterfield asked the Committee if there is a specific contact they should be working with in the water department and Byron Haslam stated he will get them this information.

Jered Johnson asked if the easement is part of the redlines and Brandon Snyder stated they are part of his red-line comments.

There was a brief discussion regarding the water lines and cutting into the road.

Jake Thuerer stated if the applicants have any questions regarding power, to reach out to Kevin Taylor in the Power department.

There were no further questions.

Jake Theurer **moved** to recommend the approval of the proposed Butterfield Zone Change to City Council based on the following finding and subject to the following conditions:

Findings:

1. That the proposal is consistent with the City's General Plan Land Use Map Designation.
2. That the proposal meets the intent of the Infill Overlay Zone.

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 and red-lines.

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

PRELIMINARY PLAT and ZONE CHANGE

THE VILLAS AT ANNIE'S ACRES

Brandon Snyder stated this is an important project as it would complete the remaining phases of the Annie's Acres project. He stated this is scheduled to go to the Planning Commission and City Council in August. He stated there are a few remaining red-lines that need to be addressed.

There was a brief discussion regarding the fencing proposed along Bradford Lane and wrought iron fencing was discussed.

Chris Thompson stated that he is not interested in changing the fencing materials and the City is set on wrought iron fencing as the best option.

Jered Johnson stated there were some minor questions regarding realigning the road and tying it into Volunteer Drive and shifting the building. It was stated this can be worked out with the Final Plat and the building can be shifted five feet.

Chris Thompson recommended making it a condition of approval that the applicant must align the road. He then discussed softening the curb radii.

Jered Johnson **moved** to recommend the approval of the proposed The Villas at Annie's Acres Preliminary Plat and Zone Change to City Council based on the following finding and subject to the following conditions:

Finding:

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

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.
3. That the applicant enters an amended development agreement with the city.
4. That the applicant works with the City on the Final Plat regarding the alignment of Bradford Lane with the development to the north; and that the applicant softens the curb radii at 1220 South and Bradford Lane, and that the fencing along Bradford Lane matches the existing wrought iron metal fencing along South Lane.

Bart Morrill **seconded** and the motion **passed** all in favor.

Dave Erickson voiced his concerns with matching the fencing. He requested that there be flexibility, and stated that it would be a masonry fence or a wrought iron fence depending on what is appropriate with each location.

Chris Thompson stated that this condition of approval is only regarding the fencing along Bradford Lane and that the fencing will match what is already there. It was stated that the west masonry wall would also be continued along the River Run Townhomes.

Dave Erickson understood this and agreed to the condition.

Jered Johnson made the amendment to his motion to clarify that this fencing condition is only applicable to the area along Bradford Lane and South Lane.

Bart Morill seconded the amended motion and it passed all in favor.

UTILITY IMPROVEMENT PLAN

SPANISH FORK FORD SERVICE UPGRADE FOR EV CHARGERS

Brandon Snyder stated this is very straightforward and is extending the infrastructure needed so that the applicant can next obtain a Building Permit to install the chargers. He stated that it was recommended by Byron Haslam that if part of the property is sold in the future, that an easement be recorded since this spans two separate parcels.

Jake Thuerer stated that the Power Department is well aware of this project and stated the transformer is on order.

Jake Thuerer **moved** to approve the proposed Spanish Fork Ford Service Upgrade for EV Chargers Utility Improvement Plan based on the following finding and subject to the following conditions:

Finding:

1. That the proposal conforms to the City's 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.

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

MINOR SUBDIVISION

BAXTER PLAT A

Brandon Snyder stated this item was continued from a previous meeting to allow Byron Haslam to conduct further research to determine if there were any concerns with the placement of the well and setback requirements.

Byron Haslam stated there were no real concerns or specific rules on how far away a structure needs to be located from the well.

Chris Thompson asked the applicant if the well is located above ground or below ground and Shirley Baxter stated that it will depend on what the property owners would like to do. She stated that currently it is above ground, but that the casing can be cut and leveled to be flush with the ground.

Chris Thompson suggested cutting the casing and making it level with the ground as it would be more esthetically pleasing to the property owner.

There was further discussion on what would be the best looking option for the well.

Engineering has no further concerns and notes that there is an easement on the plat.

Jake Thuerer stated that the transformer may need to be upsized to accommodate the two extra lots.

Jake Thuerer **moved** to approve the proposed Baxter Plat A Minor Subdivision 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 Zoning requirements and Construction Standards.
2. That the applicant addresses any red-lines.

3. That the shed on proposed Lot 2 be removed and relocated to Lot 1 prior to the plat recordation.

Brandon Snyder **seconded** and the motion **passed** all in favor.

TITLE 15 AMENDMENTS

HILLSIDE SLOPE

Brandon Snyder stated this text amendment request had been previously discussed with the DRC and it was not recommended for approval. The Planning Commission then continued the item as there was a concern over how the slope was being confirmed. At this time the applicant has since submitted revised materials. He stated that staff has reviewed the revised materials and has again recommended that this proposal be denied.

Chris Thompson feels that this is not just a slope stability issue, that it is a risk issue and referenced the sliding homes incident that happened in Salt Lake County. He stated that there was previous discussion with the City Council regarding these same concerns and there is a risk of a geotechnical engineer making an error in its analysis. He stated this is also a liability issue for the City, and he commented that the City of North Salt Lake was subsequently sued after the homes slid down the hillside despite the City having had the same requirements that are being proposed today. He stated that he wanted to be very clear that this decision is based on liability to the City and aesthetics, and not solely on engineering.

Jered Johnson **moved** to recommend the Denial of the proposed Title 15 Hillside Slope Amendments to the City Council as discussed.

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

TITLE 13 AMENDMENTS

GENERATED WATER

Byron Haslam stated there are four minor changes being recommended as a result of the state audit and that they are needed in City code.

There was a brief discussion on whether Title 13 Amendments go straight to the City Council and it was stated that the City Attorney Vaughn Pickell felt that these proposed changes will have an impact on development, so they need to also go through the Planning Commission for review as well.

Jered Johnson **moved** to recommend the approval of the proposed Title 13 Amendments to City Council as discussed.

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

DISCUSSION

CRAIG GASSER DUMPSTER ENCLOSURE APPROVAL REQUEST

Brandon Snyder stated this item is seeking action as the applicant has a Building Permit and is looking for approval on a dumpster enclosure modification. He stated that within the current code, property owners must have an enclosure with a masonry wall and the gates must be made of steel. He stated that there is an option in the Municipal Code that allows for gate requirements to be modified or waived by the DRC if it determines that a roll out container is sufficient, or if the enclosure is sufficiently screened or located within the project and not be visible by, or adversely impact adjoining properties. He stated that the applicant is proposing to modify the previously approved design from an enclosure with steel, solid metal gates with chain link fencing with privacy screening slats. He stated that he had spoken with Director Anderson, who was absent from the meeting, and he urged the DRC to look at the proposed change to see if this can qualify for an exception. He stated that Director Anderson wanted to emphasize caution about setting a precedence with other business owners that may not meet the same placement and criteria.

Chris Thompson stated that he is fine with the modification from the gates to the chain link fencing. He asked if this is something he can just approve and it was stated this is a modification from a previously approved plan and must have the full approval of the DRC as it impacts the building permit.

There was no other staff concern and the applicant was approved to change out the gates with the proposed chain link with slats as long as it was oriented towards Target.

CENTER STREET & CANYON ROAD

Brandon Snyder suggested continuing this discussion until the City Manager Seth Perrins can be present.

Chris Thompson agreed with this suggestion.

Jered Johnson **moved** to recommend continuing the discussion.

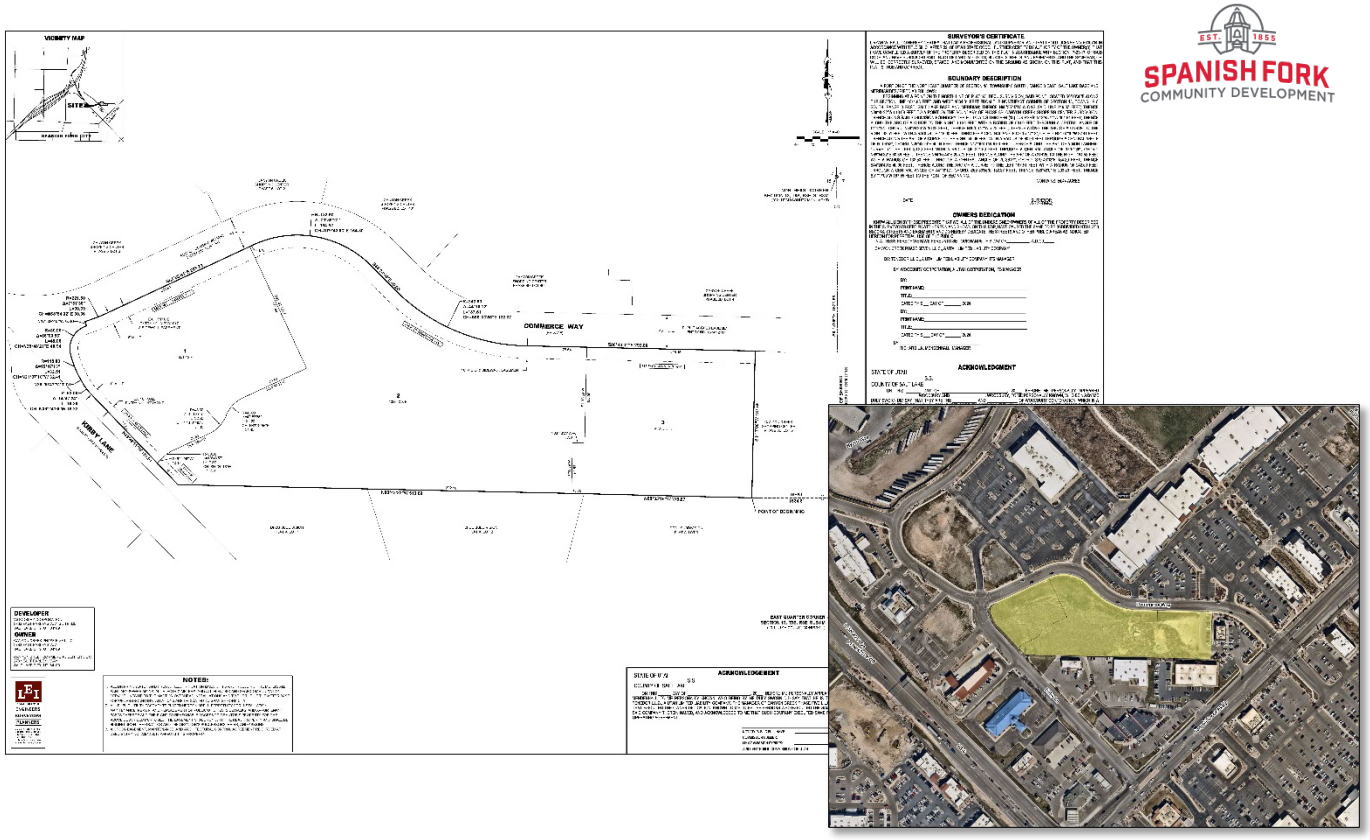
Bart Morrill **seconded** and the motion **passed** all in favor.

There was brief discussion on what this topic is regarding and whether the City wants these roads to become UDOT roads.

Jake Thuerer moved to adjourn the meeting at 10:47 a.m.

Adopted:

Kasey Woodard
Community Development Division Secretary



Canyon Creek Phase 5 Plat B Amended Minor Plat Amendment Approval Request

August 7, 2024, Development Review Committee meeting.

Located at 582 East Commerce Way, including 4.44 acres.

The subject property is zoned C-2.

The applicant has requested that a Minor Plat Amendment be approved in order to create 3 commercial lots.

Key Issues

1. Easements.

Recommendation

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

Finding

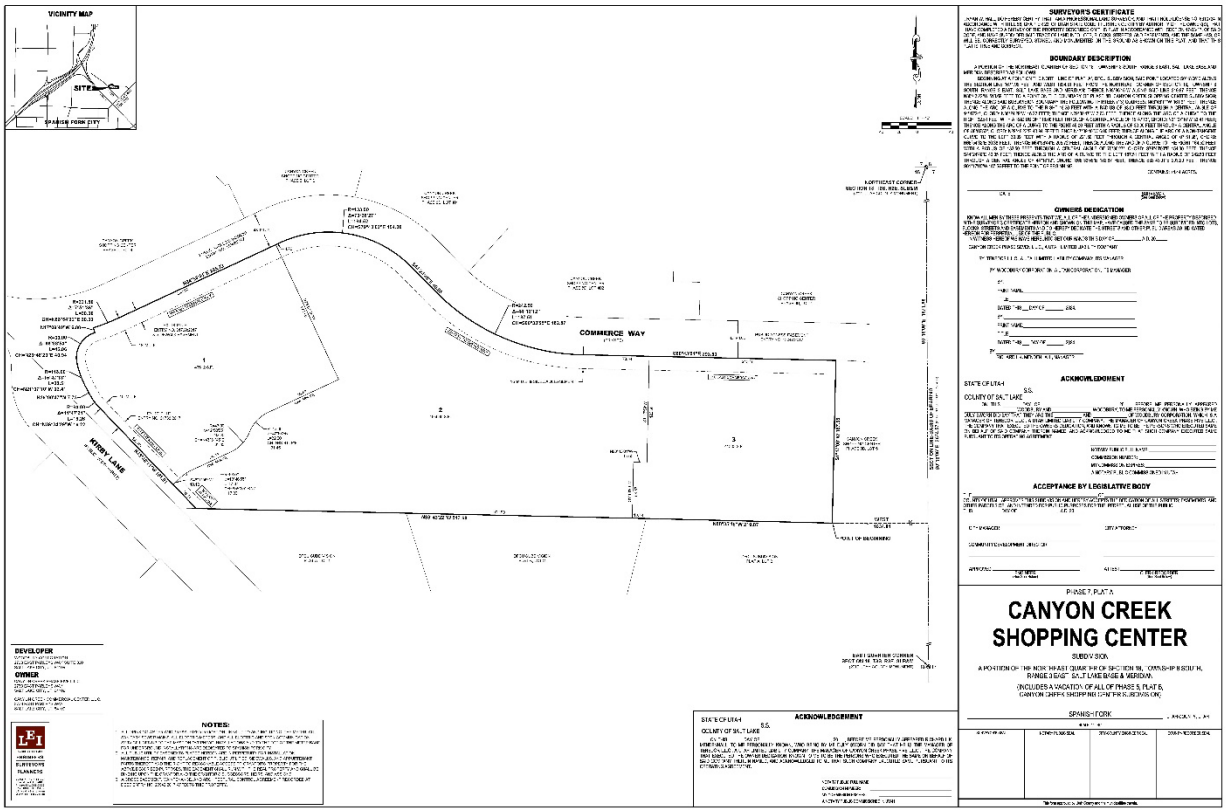
1. That the proposal conforms to the City's General Plan Designation and Zoning Map.

Conditions

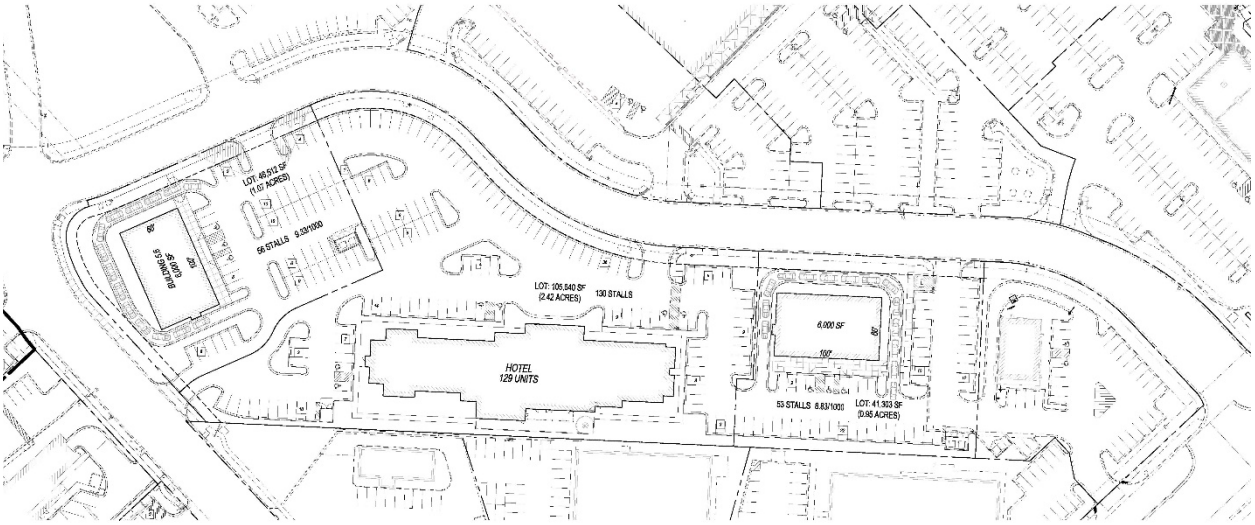
1. That the applicant meets the City's Development and Construction standards, zoning requirements, and other applicable City ordinances.
2. That the applicant addresses any red-lines.

Exhibits

1. Plat.
2. Concept.


VICINITY MAP
SITE
SPANISH FORK CITY
COMMERCE WAY
MURRAY LANE
SURVEYOR'S CERTIFICATE
BOUNDARY DESCRIPTION
OWNERS DEDICATION
ACKNOWLEDGMENT
STATE OF UTAH
COUNTY OF SALT LAKE
ACCEPTANCE BY LEGISLATIVE BODY
PHASE 7, PLAT A
CANYON CREEK
SHOPPING CENTER
SUBDIVISION
A PORTION OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE & MERIDIAN.
(INCLUDES A VACATION OF ALL OF PHASE 5, PLAT B, CANYON CREEK SHOPPING CENTER PHASE, RECORDED)
SPANISH FORK
DEVELOPER
OWNER
NOTES:
ACKNOWLEDGMENT

CONCEPT ONLY. SUBJECT
TO CHANGE



CONCEPT ONLY. SUBJECT
TO CHANGE