

Adopted Minutes
Spanish Fork City Development Review Committee
80 South Main Street
Spanish Fork, Utah
February 21, 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; **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**, Community Development Secretary.

Citizens Present: Caleb Christen, Brad Ling, Doug McIntier, Marci Boyle, Brad Boardman, Chris Childs.

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

MINUTES

February 14, 2024

Seth Perrins **moved** to approve the minutes of February 21, 2024.

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

FINAL PLAT

PARKWAY PROFESSIONAL PLAZA PHASE 2 AMENDED

Brandon Snyder stated this is a request to make two modifications to a recorded plat. He stated the first change is to align the driveway location on Spanish Fork Parkway, and the second change is to shift the building on the east. He stated the application is currently under staff review and additional redlines may need to be addressed.

Jake Theurer stated there were some concerns with the location of the transformer but stated that this has been resolved.

Chris Childs was present to speak on the amendment. He stated the reason for the rotation of the east building is there was not enough room for the transformer on the plans the City had prepared, so he stated they are rotating the building so that the existing transformer will still be close to the building but can remain on the pad and not be moved. He stated the Larson building is already hooked up to it and they do not want to remove the power from that building. He stated that this change has facilitated the need to modify the addressing. He stated there was also an error with the name that was recorded with the County. He stated it was recorded as Parkway Professional Plaza Phase 2 when it should have been

recorded as Parkway Plaza Phase 2. He stated that this is not really an amendment of the plat but more of a vacation of the incorrectly titled plat. He stated they do not intend to move the transformer and wanted to ensure that they are on the same page with the Power Department.

Jake Theurer stated that he was under the impression that they were moving the location of the transformer and feels there are potential concerns with this that he stated will need to be worked out.

Chris Thompson asked if this works and it was stated that no this does not work and that the elevation would be too low.

There was discussion about staff members conducting a site visit to come to a solution. There was further discussion about if the location of the transformer is not moving, does that still require the footprint of the building to be adjusted and it was stated that there are other concerns involved that warrant the building being moved.

Seth Perrins asked if Chris Childs' main concern would be cutting the power to the Larson building and Chris stated yes and the cost associated with cutting the power would increase as he would have to power the Larson building by generator.

There was discussion on the time frame that the Larson building would potentially be without power and it was discussed that the turnaround could be within a day dependent on the electrician.

Seth Perrins suggested this work could be conducted over a weekend to help alleviate the loss of power.

Chris Thompson asked Chris Childs if he wished to proceed with today's approval. He stated that if the DRC approved it today, there would be a condition of approval that the transformer would need to be raised or moved.

Jered Johnson asked if they are planning to realign the buildings and Chris Childs stated they have already paid to have Atlas engineering realign the building. He stated that excavation has already begun based on the building being rotated to allow the transformer to stay where it currently is.

There was a brief discussion that this is the most cost-effective way to mitigate the transformer concerns.

Chris Thompson asked if he would like to proceed with the approval that includes the condition to raise the transformer.

Chris Childs stated that he would like to proceed with the approval.

Dave Anderson moved to approve the proposed Parkway Professional Plaza Phase 2 Amended Final Plat 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 any issues related to the existing transformer be addressed in a manner that is satisfactory to the City's Power Department.

Seth Perrins **seconded** the motion.

Vaughn Pickell asked for clarification that this should not be an amended plat, but rather a new plat that is vacating the prior plat, and that the name is not Parkway Professional Plaza it is just Parkway Plaza Phase 2. He then asked Dave Anderson for clarification on his motion and asked if it included the raising of the power transformer.

Dave Anderson stated that this would be relative to the redline comments.

Vaughn Pickell then asked if this was included in the redlines, that the transformer be raised? He feels that there was a decision made by the DRC that the transformer would be raised and not moved. He feels there might be confusion and he would like to make it clear for the record and to ensure both City and applicant are on the same page.

Dave Anderson was happy to add a third condition of approval that states "That the transformer be raised in a manner that is satisfactory to the Power Department."

Chris Thompson asked if there is anything about the naming that needed to be addressed in the redlines and Vaughn Pickell stated no this does not need to be a condition of approval.

There was a brief discussion on the amendment of record plats and the process the City takes.

Dave Anderson **moved** to approve the amended motion for Parkway Professional Plaza Phase 2 Amended Final Plat.

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

After the motion was made, Jake Theurer requested the motion read that the transformer be raised or relocated that would be satisfactory to the Power Department.

Dave Anderson stated that he is comfortable with having the third condition read: "Any issues related to the existing transformer on the site, be addressed in a manner that is satisfactory to the City's Power Department."

Dave Anderson **moved** to approve the amended motion for Parkway Professional Plaza Phase 2 Amended Final Plat.

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

Chris Childs was not in favor of the amended motion as he feels this leaves the final say in the hands of the Power Department and he does not feel this is acceptable. He stated they put the transformer in horizontally in accordance with the plans prepared by the City's

Power Department. He feels this is going to incur a large expense on his part by having to move the transformer instead of just raising it. He acknowledged that the vertical aspect of the transformer is incorrect and he takes that responsibility, but insists that the horizontals were built to the City's standards.

Chris Thompson asks why he would object to being given an additional option and Chris Childs feels that if the Power Department ultimately does not like where the transformer is located, they may require him to move it.

Jake Theurer stated this amendment is just covering bases and they are not removing the applicant's options; they are merely giving further allowance on whether the transformer can be relocated or raised.

Chris Childs still was unhappy with this option and Seth Perrins suggested continuing this discussion to allow the Power Department and the applicant time to discuss and come to a solution that the applicant is comfortable with. Chris Childs was fine with this option and it was decided that this will be continued to the next DRC meeting.

Dave Anderson moved to Continue the proposed Parkway Professional Plaza Phase 2 Amended Final Plat.

Seth Perrins seconded and the motion passed all in favor.

CONCEPT REVIEW

U-HAUL CONCEPT

Brand Ling approached the podium and stated that they would love to bring their business to Spanish Fork.

Brandon Snyder stated the current use for the concept is not a permitted use. He stated this would be an internal, climate-controlled storage unit. He stated there is nothing like this in Spanish Fork City. He stated the applicant would need to apply to change the zoning to allow the use in the area. He stated engineering pointed out a concern with the access point. He stated that setbacks would need to be verified as well. He stated the plans were unclear as both parcels were listed, on the parcel with an existing residential home on one parcel.

Brad Ling stated they did not acquire the parcel with the home on it and do not plan to purchase it and the residential home will remain on the property. He gave a brief presentation of what the site will offer to the residents of Spanish Fork City. He stated the City code does not have anything that matches what they offer and this is why they are coming to the City with their concept as they feel their business can bring a lot to the community. He stated all storage would be contained inside the units, with nothing stored outside.

Doug McIntier spoke briefly about how the larger 26-foot moving truck will not be able to pass emissions for patrons to rent and move so he stated that the U-Boxes that are shipped will be the future of moving people long distances.

Byron Haslam stated there will be access concerns that will need to be addressed.

There was further discussion regarding the existing home and the addressing of the property. It was stated the two parcels will need to be subdivided and recorded. There was discussion that there is enough frontage with the parcel. The access points on Arrowhead Trail were discussed and it was stated that there needs to be at least 350 feet between the two access points on Mill Road. It was discussed that the applicants would need to submit a site plan application.

Dave Anderson stated that he is agnostic to the use of the property but gives thought to the feeling that the Planning Commission would have on the future use of this area. He stated the City has been anticipating a different use for the area than what is being proposed today, but feels this area is better suited for the use being proposed rather than the other areas that are zoned Commercially. He stated that until now, the City code has not contemplated this use being allowed in the C-2 General Commercial Zone.

Chris Thompson asked if Dave recommends that the applicant provide elevations to the Planning Commission and Brad Ling stated they have colored elevations with them today that they can share with the Committee.

Seth Perrins stated that the applicants should only share elevations of what they are planning to build, and not provide bait and switch plans.

Brad Ling stated the concept designs they provide are generally very close to what the final build will look like. He then gave insight into what they have built in other cities and stated they typically try to match the buildings to the area.

Vaughn Pickell stated the applicant may need to submit a Zone Map and Zone Text Amendment.

Seth Perrins stated this is not exactly the retail use he had in mind for this area. He asked how tall the buildings are planned to be and it was stated they will be 48 feet tall or 3 stories.

There was concern that this is a very prominent corner that could be used for retail or a restaurant and it was asked if the design has been left open to potentially add this and it was stated that idea was not likely. There was discussion on this concept going before the Planning Commission to get feedback from the Commissioners next month.

LANGAN WAREHOUSE CONCEPT

Marci Boyle was present to represent the concept. She stated the development would be a million square foot warehouse/distribution center type use. She stated this has been reviewed with UDOT and they had a pre-application meeting to discuss the accesses and she stated they were instructed to apply for a conditional access permit with UDOT. She stated the primary access would be located by the guardhouse with a second seasonal access located off 600 West that would be accessible only during peak seasons of the year. She stated there will be 500 employee parking spaces. She spoke briefly about the fire suppression system and how it is designed for the building and the grading design along with the storm water retention location. She stated there is a potential need for a storm water pump to dewater the basins due to the changes in elevations. She described the

elevation changes that are specific to the site. She stated there is also a space that is dedicated to a hydrogen storage tank.

Vaughn Pickell asked why there would be hydrogen located on the site and Marci stated she is unsure but she will get with her team and provide that information later.

Brandon Snyder stated the access points are the main concerns, but stated that these concerns can be addressed through redlines and feels they can be worked through easily.

There was a brief discussion on whether a traffic light will be needed at the intersection and a traffic study was suggested and Marci stated they are currently working on that and stated that UDOT is also requiring a traffic study be conducted for the area and the study will include a signal warrant analysis for the intersection.

Seth Perrins inquired about the “seasonal” access point on 600 West and it was stated this is only open during the peak winter holiday season for the larger trucks. He feels it would be better if it were moved further south away from the highway.

Dave Anderson states that the City will expect to see the City codes followed with landscaping and other design work. He stated the City staff are available and happy to answer any questions the applicants may have in the design process.

Brad Boardman stated the reason the site has hydrogen storage is because all the forklifts are hydrogen powered.

Marci Boyle acknowledged there was a potential conflict with the location of an existing utility pole and the primary guard house entrance and asked if they can work with staff on the relocation and Jake Theurer stated this is Rocky Mountain Powers on SR-77 and he stated the City Power Department is working with them to do a joint line. So, he said this coordination for the pole relocation would need to happen now.

Ana Burgi inquired how the designated smoker’s shelter that is illustrated on the design complies with Utah’s Clean Air Act and Marci stated this is a standard that is provided by the business on all their buildings. She stated they are fully enclosed and ventilated and not open to the outside air.

Marci Boyle asked the Committee about the City’s 6-foot height restriction on fencing standards as they had included a design featuring an 8-foot fence height and it was stated they can apply for an acceptance by City Council during the site plan application process.

There was discussion on if the design will contain EV charging stations for employees and it was stated that at this time there is no plan to add charging stations for employee vehicles but it was stated that there are charging stations for the electric trucks. It was stated that the most inexpensive power in the City is solar power and it was suggested the applicant look at solar panels for the top of the building.

Seth Perrins moved to adjourn the meeting at 11:18 a.m.

Adopted: February 28, 2024

Kasey Woodard
Community Development Division
Secretary