

Adopted Minutes
Spanish Fork City Development Review Committee
80 South Main Street
Spanish Fork, Utah
February 28, 2024

Staff Members Present: **Tyler Jacobson**, Assistant City Manager; **Dave Anderson**, Community Development Director; **Brandon Snyder**, Senior Planner; **Mary Martin**, Associate Planner; **Vaughn Pickell**, City Attorney; **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; **Bart Morrill**, Parks Maintenance Supervisor; **Eddie Hales**, Fire & EMS Director; **Kasey Woodard**, Community Development Secretary.

Citizens Present: Stephen Isaacson, Gavin West, Scott Peterson, Lacey Hill, Sterling Hill, Cris Childs, Shea Nielson, Seth Hall, Landon Nielson, Tyler Horan, Matt Loveland, Julie Smith.

Dave Anderson called the meeting to order at 10:00 a.m.

MINUTES

February 21, 2024

Vaughn Pickell **moved** to approve the February 21, 2024 minutes.

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

FINAL PLAT

PARKWAY PLAZA PHASE 2 AMENDED

Dave Anderson stated this item is being processed as an amendment, and that this item was continued from the previous meeting as to give staff additional time to work out the concern with the power box. He stated that it is his understanding that these concerns have now been resolved.

There were no other concerns.

Vaughn Pickell **moved** to approve the proposed Parkway 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 the transformer box be raised.

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

Dave Anderson stated the applicant paid the full application fee for what he feels will be a short review process for staff members, and stated that he had a discussion with the City Manager, Seth Perrins about the idea of returning part of the fee to the applicant after the plat is recorded. He stated this amount will be calculated after recordation and then returned to the applicant.

Brandon Snyder stated there are a few remaining redline concerns that the applicant will need to be aware of.

Cris Childs acknowledged this and stated he will look at the redlines.

SHELLY ACES SUBDIVISION PLAT A

Dave Anderson gave the location to the development.

Mary Martin gave a brief overview of the proposal and stated the applicant is proposing a clustered tree orientation that will need to have Parks and Recs approval. She stated there are no other concerns.

Bart Morrill stated the only trees they have concerns for are the trees on Spanish Fork Parkway. He stated they do not want those trees in a cluster orientation.

There was a brief discussion with Julie Smith regarding the Street Tree Plan.

Byron Haslam stated engineering has no concerns.

Vaughn Pickell moved to approve the proposed Shelly Acres Subdivision Plat A 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.

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

ZONE CHANGE

L&S COMMERCIAL DEVELOPMENT ENHANCEMENT OVERLAY

Brandon Snyder stated this item has come to the DRC and the Planning Commission previously. He stated the Planning Commission was not unanimous with their support on changing the setback table. He gave a brief overview of the location and proposal and stated the current zoning for the property is residential, but stated the property to the north is anticipated to hopefully be rezoned to a commercial use. He stated there was a discussion between the applicant and Dave Anderson to utilize the Development Enhancement Overlay to allow the applicants reduced setbacks from what is currently allowed within the setback requirements. He stated this is specifically looking at the north property line, and reducing the setback from 20 feet off the property line down to just 15 feet off the property line.

Dave Anderson stated the City has struggled with how to change the current ordinance to make this accommodation work throughout the entire community. He feels this is important to get in front of the Planning Commission and City Council as soon as possible. He wants to find out if they would be comfortable with these reductions in the setback requirements. He stated there are conditions that will need to be met for this tool to work. He stated this approval is entirely up to the City Council.

Vaughn Pickell stated the only concern he has is with the landscaping to offset the impact to the neighboring residential property.

Tyler Jacobson asked the applicants if they have had conversations with this neighbor.

Lacey Hill stated they have purchased part of the property from that land owner. It was stated this is a rental property and the property owner is not as concerned about the impact.

There was discussion about the property being zoned residential today and what could be done with it regarding single-family homes.

Dave Anderson feels the request is very reasonable.

There were no further questions from the applicants.

Jered Johnson abstained from voting on this item as the applicant Shea Nielson is related to him.

Vaughn Pickell **moved** to recommend the approval of the proposed L&S Commercial Development Enhancement Overlay Zone Change to City Council based on the following finding and subject to the following conditions:

Finding:

1. That with modifications and improvements the proposal will conform to the intent of the Development Enhancement Overlay.

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 applies for and obtains site plan approval.
4. That the site be limited to those uses that are permitted in the C-2 zoning district.

Bart Morrill seconded and the motion passed all in favor.

PRELIMINARY PLAT and ZONE CHANGE

RIVER RUN TOWNHOMES EXPANDED

Dave Anderson stated there are a few concerns that need to be addressed in today's meeting.

Brandon Snyder stated staff has been reviewing the proposal and he stated there have been additional units added to the design and the number of parking stalls has gone down. He also stated the data table on the newly submitted plan set is showing a discrepancy, he stated the table went from 18 acres to 28 acres when a phase was lost. He feels this should be closer to 15 acres. He stated these discrepancies, in addition to the parking concerns, will need to be addressed as the design does not meet the parking needs of the additional units. He addressed a few different aspects of the design, specifically calling out the power easement. He stated there were a few concerns with the trail and the type of fencing that will be desired.

Dave Anderson asked what type of fencing was done in Del Monte and Brandon Snyder stated that Del Monte, Escala and Anela townhomes did wrought iron fencing along the trail. Brandon stated he was not sure if the wrought iron fencing would be needed along Volunteer Drive as it is a different layout.

Brandon Snyder stated, when this moves forward to the Planning Commission, it is important to ensure that the amenities are built. He discussed the phasing of the amenities and stated that there needs to be a discussion regarding the timing of how they are installed. He feels they should be built sooner than later.

Brandon Snyder asked Kevin Taylor in electrical if everything about power easements has been finalized and he stated yes.

Brandon Snyder then asked Jered Johnson if he was the contact for the coordination for the improvements through the UDOT properties and Jered stated there is an agreement for the City to put the water lines and utilities through, but stated that the road network is not approved at this time. He stated the connection to River Bottoms Road can be made, but the connection through to Main Street needs to be worked out with the facilities shop.

There was discussion held regarding the easement held between SUVPS and the two Pesos development and the timing constraint.

Dave Anderson stated that he would not be surprised if the parking issue was called out by the Planning Commission and stated additional off-street parking would need to be added to the design.

There was discussion on adding parking to the south end of the design along Volunteer Drive.

Matt Loveland stated they are just as concerned about the parking concern and stated they have laid out parking to be dedicated to certain units and not allow amenity parking in that area. He stated they have been looking at internal solutions to help navigate the concern.

Dave Anderson feels there are concerns that need to be addressed as he feels that the Planning Commission and City Council will not be in favor of the design with the parking concern.

Eddie Hales stated the road widths will also dictate what areas can be parking and what areas will need to be EMS turn-around space. He stated this will need to be clarified. He suggested the applicants add signage to indicate what areas cannot have parking.

Dave Anderson feels it might be a benefit to revisit this conversation next week before the Planning Commission meeting to allow the applicants and staff to work through the parking concerns. He suggests continuing the item for a week.

Vaughn Pickell **moved** to Continue the proposed River Run Townhomes Expanded Preliminary Plat and Zone Change.

Tyler Jacobson **seconded** and the motion **passed** all in favor.

Dave Anderson thanked the alternate voting members for joining and participating in the meeting today.

There was additional discussion on the agreement between SUVPS and the Two Pesos property.

Vaughn Pickell moved to adjourn the meeting at 11:00 a.m.

Adopted: March 6, 2024

Kasey Woodard
Community Development Division
Secretary