

Adopted Minutes
Spanish Fork City Development Review Committee
80 South Main Street
Spanish Fork, Utah
March 6, 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; **John Little**, Chief Building Official; **Byron Haslam**, Senior Engineer; **Marcie Clark**, Department Development Secretary; **Jake Theurer**, Power and Light Superintendent; **Bart Morrill**, Parks Maintenance Supervisor; **Jason Turner**, Fire Marshall; **Kasey Woodard**, Community Development Secretary.

Citizens Present: Gavin West, Joseph Earnest, Larvin Pollack, Greg Klekas, Ping Li, Yang Kaleka's, Tyler Horan, Matt Loveland, Brad Morgan

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

MINUTES

February 28, 2024

Dave Anderson **moved** to approve the minutes of February 28, 2024.

Vaughn Pickell **seconded** and the motion passed all in favor.

PRELIMINARY PLAT and ZONE CHANGE

RIVER RUN TOWNHOMES EXPANDED

Brandon Snyder stated this item was continued from the previous week's DRC meeting and he gave a brief update on the revisions that have been made to the proposal. He stated the design has reduced the number of units from 201 down to 188 in response to the parking concerns that were voiced by staff. He stated that the applicants wish to address the north triangle piece of land at a later date, but feels that staff would prefer to address it sooner rather than later.

Matt Loveland rose to speak on behalf of the voiced concerns. He spoke briefly about the Volunteer Drive storm drain and stated there is an option to purchase the land for the storm drain to flow through.

Chris Thompson asked the applicant to speak more in depth about including this property in the plan.

Matt Loveland stated this could be additional greenspace, which could be a benefit to the design. He stated they are not at max density; they are below it.

Brandon Snyder stated that this will need to be verified. He feels this area should be included in the gross density. He stated if it will be retained as greenspace then it will need to be improved.

Chris Thompson stated he has spoken with Jered Johnson and it was stated this area should be included in the development to the South.

Matt Loveland stated they are aligned with the City and want to work with what the overall plan should be.

There was a brief discussion about dedicating the area to the City. There was further discussion on the detention pond to the south of the development and it was stated this pond is located on City property.

Matt Loveland stated that if this is approved, they will dedicate this area to the city.

Chris Thompson stated the City is not looking for free land. He stated the City is just actively trying to avoid black mail strips from forming within the city.

Brandon Snyder stated this is being recommended for approval with conditions to the Planning Commission later this evening. He then stated the design is still open to fencing options that will be recommended for privacy screening.

Dave Anderson stated there have been several options discussed but feels that there is not a strong opinion on which option is best. He likes the idea of the Planning Commission making the decision on what would be the best look. He appreciates that the developer has made these revisions but states the remaining concern is parking. He stated it is not uncommon for the Planning Commission to ask for more parking spaces than what is being proposed.

Chris Thompson asked how many parking spaces are included and Dave Anderson stated they meet the minimum parking requirement.

There was additional discussion about parking spaces and the distance between the parking space and the units.

Matt Loveland feels that our eyesight can be deceiving and feels that the distance from the space to the unit is not that great.

Brandon Snyder stated there will be additional concerns but they can be addressed in redlines.

There was a brief discussion regarding the garbage cans and their placement and there will be enough space for the waste management vehicles to drive down the alleyways to gather them.

Matt Loveland gave the distances of the trash can placements and feels that there is plenty of space and stated the cans will be placed in the alleyways for pickup, then once the pickup is finished, the cans will be taken back to the residents' garages.

There was brief discussion on whether our waste management vehicles can even be picked up within an alleyway and it was suggested that the applicants provide a design that illustrates the placement to ensure that they can be picked up in that narrower space. It was suggested to do garbage dumpsters for the development in place of the individual cans.

Seth Perrins stated he had been confused as to how the General Plan applies to this development, but stated he has adjusted his thoughts and now understands the density usage for the area.

There was additional discussion on what will be addressed at final plat, and the north triangle was discussed and it was stated this was addressed in the redlines despite pushback from the applicant and it was stated this will be left in the redlines.

Chris Thompson stated that if the trucks have no issues picking up the garbage cans in the alley, then he would prefer to leave them there as he feels it looks better.

Dave Anderson suggested the applicant coordinate with staff to ensure that the garbage trucks will be able to pick up trash cans with the current alley design. He stated he is happy to include this as a condition of approval if needed.

Matt Loveland asked if the condition could be expanded and it was stated that yes this is possible.

Brandon Snyder stated his preference was to keep the garbage cans as there was not additional space for the suggested dumpsters.

Matt Loveland agreed as he feels residents do not like carrying their trash bags through a development.

Dave Anderson does not wish to lengthen the process, and states that if this can be achieved practically then we should go that route.

Dave Anderson **moved** to recommend the approval of the proposed River Run Townhomes Expanded 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.

Vaughn Pickell **seconded** and the motion **passed** all in favor.

SITE PLAN

RIVER MEADOWS APARTMENTS (Formerly Skye Meadows)

Brandon Snyder stated this is the apartment phase of the Master Planned Development and stated there are a few remaining redlines. He stated there have been updated plans that have not been routed out for staff review. He stated there needs to be some finalization with the retaining wall details and stated there needs to be another fencing discussion regarding Main Street. He stated there have been some concerns regarding capacity, and stated some of the amenities have been shifted from what was on the preliminary plat. He stated the recommendation is for approval with the redlines being addressed.

Dave Anderson feels this conforms to the expectations of the development agreement. He feels the construction of this development will be unique. He described the phasing and stated this should take 12-14 months to complete. He stated the Fritz building will be demolished in about 6 months, which will set the stage for this to move forward and stated that hopefully by spring of 2025 there will be residents moving into the building.

Seth Perrins asked if there had been any changes in the numbers of parking stalls or units and it was stated there had been no changes.

There was discussion on the phasing of the units and the amenities.

Vaughn Pickell expressed concern on phase two as he feels there is not enough included and worries that phase two would never happen.

There was discussion on bonding for private and public improvements and it was stated the City has bonded for private improvements in the past.

There was additional discussion on abandoning Cal Pac Avenue.

There was discussion on the capping of the well.

Seth Perrins asked Joseph Earnest how can the City be sure that the wall will be built and Joseph stated that it is included in phase two in the plans.

The conversation went back to whether phase two will get completed. Discussion ensued on the cost and Joseph Earnest reassured the DRC that phase two is not the last phase, and that the townhomes are the last phase. It was stated the City has been burned in the past by developers not following through with agreements and this hesitation is not a personal reflection on the developer's relationship with the City.

Dave Anderson ponders the cost of the demolition of the Fritz building.

Joseph Earnest feels they have built some trust with the City on their follow through.

Seth Perrins feels assured by the applicants.

Brandon Snyder asked if the committee would like to discuss the fencing options.

Joseph Earnest favors the wrought iron fencing option.

There was discussion on the fencing options along Del Monte Road and it was stated the wrought iron fencing is favorable.

Chris Thompson is not in favor of the skinnier wrought iron fencing.

Seth Perrins asked why we discuss other options when the City has standards that can be followed. He is unsure if the City has the standard for wrought iron fencing.

Jason Turner is in favor of the 3-foot wrought iron fencing.

Seth Perrins is not pleased that the City is not clear on the fencing standards.

Chris Thompson asked if there is any desire to go to a 3-foot or 6-foot option and stated he is in favor of the fencing option on Volunteer Drive and it was stated this fence is around 4 feet.

There was discussion on the best fencing height. It was stated this is the final approving body for this proposal.

Dave Anderson **moved** to approve the proposed River Meadows Apartments 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.

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.

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

TITLE 15 AMENDMENTS

TITLE 15 ENTERTAINMENT USES

Mary Martin stated this was discussed in the DRC previously and stated there have been minor changes to the proposal. She stated the amendment would be adding a definition for the Indoor Commercial Recreational Facilities. She stated this use was added to the C-2 General Commercial and S-C Shopping Center zones as well. She stated the addition to the I-1 Light Industrial zone was added as a Conditional Use to avoid potential conflicts between this use and other uses that may be taking place in the same districts. She stated the City has also given options for parking requirements depending on the type of use that is proposed. She gave the range of parking stalls that depend on the size of the building and the use that is being proposed. She stated that trampoline parks may differ in parking needs from an indoor recreational facility.

Dave Anderson stated if this is approved, then the applicant would apply after the text has been adopted. He then stated the applicant would then apply for a Conditional Use Permit which would be approved by the Planning Commission. He stated that Mary Martin has

conducted parking research for similar uses in other municipalities to see what the requirements are and it was stated that the parking requirement ranges from one stall per 200 square feet to one stall per every 300 square feet depending on the building size. He feels this requirement is very reasonable.

Chris Thompson agrees with Dave that this parking requirement is reasonable as the majority of the patrons will be slightly older children where parents drop them off and pick them up later. He feels that the one stall per 200 square feet is overkill but feels the one stall per 250 square feet is reasonable.

Dave Anderson asked the applicant who the typical clientele is for the business and it was stated the majority of the children are between the ages of 3-10 years in age.

Dave Anderson **moved** to recommend the approval of the proposed Title 15 Amendments to City Council as discussed with the following condition:

That the parking requirement for indoor playgrounds be one space for every 250 square feet of building space.

Vaughn Pickell **seconded** and the motion **passed** all in favor.

CONCEPT REVIEW

MORGAN FLEX SPACE CONCEPT

Brandon Snyder stated there are several concerns with this concept. He then discussed the concerns that the staff have and asked the applicant if they can elaborate on their concept.

There was discussion on the street widening and the location of the power that was moved to accommodate the street widening as well as the future curbing.

Chris Thompson feels that it would be beneficial to have better looking structures along Main Street.

Brad Morgan described the use of the spaces as hobby caves and stated that none of the units will include office space. He stated that all units will be a for-rent product. He stated this is for small scale business operations and he does not want large box trucks or semi-trucks going through the area.

There was discussion on the PUE line.

Chris Thompson asked if the power box would need to be relocated and it was stated this was just moved and does not need to be relocated. He suggested the applicant show the future road on their plans.

Brad Morgan stated that the units will be platted as condos and will have separate tax ID numbers so that in the future they can be sold individually.

Dave Anderson stated that parking is always a concern as these designs have different tenants and historically have relied on the property owner to manage it and stated this has not always worked out the best.

Brad Morgan stated this would be managed by an HOA and stated they will be restricting some of the potential uses and tenants they would allow with the design. He stated they do not want to place too many restrictions as that hurts their renting potential. He stated there will be parking restrictions and tenants will be issued parking passes. He stated the use is geared more toward storage and hobby uses.

Dave Anderson stated there are minimum parking requirements as the City does not know who the future tenants can be at any point in time. He stated the City can restrict business licenses if the tenants cannot meet the minimum parking requirements for the businesses.

There was additional discussion on the location of the power box. It was suggested to move the power box to the north to align with the road.

Chris Thompson stated you cannot place the power box next to the access point as it would be a large obstruction.

Brad Morgan acknowledged the main concerns for the design. He asked the committee for their recommendations.

Dave Anderson stated the big concerns are the entrance location changes, and the cross-access easement.

Brad Morgan acknowledged that he may end up losing two units to accommodate the wider right of way in the future.

RIDGELINE TOWNHOME CONCEPT

Dave Anderson stated this is a very easy discussion as this has been reviewed previously.

Brandon Snyder would like engineering to confirm the road alignment and width are shown correctly and he stated there is a concern with the parking calculations. He stated this would need to be a Master Planned Development to have the townhome product as it does not meet the parking requirements for the R-3 zoning which is 2.5 stalls per unit. He stated this design features more units and less parking stalls.

Joseph Earnest asked if this could be a permitted R-3 and it was stated that no it does not meet the minimum parking and the Code would need to be changed to accommodate the request.

There was discussion on the parking calculations and what the permitted parking is within the R-3 and R-4 zones. It was stated that if there is not an existing easement in place there will need to be one.

DISCUSSION

AIRPORT LANDSCAPING

Dave Anderson stated this has been discussed briefly. He stated the main concern is having the landscaping be uniform along Main Street. He stated there was discussion on who would maintain the landscaping.

Chris Thompson stated the City maintains all landscaping at the airport.

Bart Morrill asked if the private businesses that will be operating there, should be maintaining the landscaping or if that responsibility will be put on the City.

Brandon Snyder stated there was a previous discussion regarding the landscaping and it was questioned whether the landscaping should extend up to the building from Main Street. And discussion ensued on what the City would want since they are responsible for maintaining the landscaping.

Seth Perrins stated he is in favor of consistency and keeping a uniformed landscaping look across the project and he feels in this case that Xeriscaping is acceptable.

It was discussed on if the Airport Board should be included in the discussion.

Seth Perrins moved to adjourn the meeting at 12:00 p.m.

Adopted: March 13, 2024

Kasey Woodard
Community Development Division
Secretary