

Adopted Minutes
Spanish Fork City Development Review Committee
80 South Main Street
Spanish Fork, Utah
March 13, 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; **Vaughn Pickell**, City Attorney; **Ana Burgi**, Assistant City Attorney; **John Little**, Chief Building Official; **Byron Haslam**, Senior Engineer; **Jered Johnson**, Engineering Division Manager; **Zach Hendrickson**, Outside Plant Manager; **Jason Turner**, Fire Marshall; **Kasey Woodard**, Community Development Secretary; **Christian Davis**, Airport Manager; **Dillon Muirbrook**, Traffic Engineer.

Citizens Present: Brandon Hansen, Justin Isrealson, Jake Black, Regan Gledhill, Shawn Ownes, Mike Wines, John Bankhead, Derek Stevens, Jeff Knighton, Jeff Grasso.

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

MINUTES

March 6, 2024

Dave Anderson **moved** to approve the minutes of March 6, 2024.

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

SITE PLAN

PATEY AVIATION PARK

Brandon Snyder stated this is one of the planned developments that will be taking place at the airport. He stated there have been concerns that have been brought up regarding landscaping and the City's maintenance responsibilities.

There was general discussion on the future signage for the development and the fencing options that will be desired.

It was stated that the fencing option needs to be discussed further as staff is not sure if they would prefer a 6-foot wrought iron fence or a masonry wall. The applicant does not have a preference at this time. A mix of masonry wall and wrought iron fencing was discussed.

Brandon Snyder discussed the redlines and stated that fencing was listed within the redlines that will need to be addressed.

There was a brief discussion on the wetlands and it was stated that since this project is located at the airport this area needs to be delineated.

The DRC feels this is a great development and the overall feel from staff was positive.

Jake Black stated they will be resubmitting updated plans soon and are hoping for an expedited review process as they feel they have addressed staff concerns adequately. He understands that the City review process is a 2-week time period but is anxious to get started.

Dave Anderson **moved** to approve the proposed Patey Aviation Park Site Plan based on the following finding and subject to the following conditions:

Finding:

1. That the application 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 including the need to follow the airport fencing standard that is currently being developed.
3. That the applicant works with the City to identify and prepare the location for a sign to be located at 2700 North Main Street.

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

RE-FINAL PLAT

GREEN TREE PLAT B

Brandon Snyder stated that the approval has expired but stated the applicant has been working with the City on a reimbursement agreement and states that he has no concerns. He questions if the City will be retaining the right-of-way to the existing 1600 North as this was not reflected in the agreement and feels that if it is correct then it needs to be reflected in the agreement.

There was a brief discussion regarding the agreement and whether the City will be retaining the right-of-way. It was stated that the plat will need to be updated. This proposal will go to the City Council on the 19th of this month.

The applicant stated they will get the updated plans resubmitted soon and asked if the Site Plan approval will still be valid and it was stated that yes it will still be valid.

Vaughn Pickell **moved** to approve the proposed Green Tree Plat B Final Plat based on the following finding and subject to the following conditions:

Finding:

1. That the application 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 applicant executes the reimbursement agreement before recording the Final Plat.
4. That the applicant amend the drawing of the plat so that the 1600 North right-of-way is not vacated.

Dave Anderson **seconded** and the motion **passed** all in favor.

GENERAL PLAN

EDGE TOWNHOMES GENERAL PLAN

Mary Martin stated this is a General Plan Amendment for 21 acres of land, changing the land use designation from Industrial to High Density Residential. She feels that changing the land use designation could help the City provide much needed additional housing. She stated that currently there is only one point of access to the site, and would need a second access off US Highway 6 to help the residential traffic function more effectively. She stated there is a concern regarding the connectivity to the trail system and that would need to be addressed.

Jered Johnson stated the concern with the trails system is already being addressed.

Seth Perrins expressed concern of the at grade crossing and stated he would like to have additional discussion on this and it was stated this will be addressed with the trail.

Vaughn Pickell asked Mary Martin to elaborate more on the affordable housing that is being proposed and it was stated this proposal features stacked flats and townhomes that would provide more affordable housing. It was discussed whether they will actually be affordable as most townhomes and condos are not very affordable now.

John Bankhead stated this would be a for sale product that would be a mix of housing styles and that there will be roughly 300 condos units that would feature attached garages and would be priced below \$350,000.

Seth Perrins feels this is a great proposal and favors this area to be a residential use over an industrial use. He feels that the Planning Commission and City Council will provide great feedback on this proposal but stated that the City is going through a citywide general plan revision and it would be expected to have some push back.

The general feel of the DRC is in favor of this change in use for the area. There was additional discussion regarding state funding.

Dave Anderson **moved** to recommend the approval of the proposed General Plan Amendment to City Council as discussed based on the following findings:

Findings:

1. That the proposal helps to provide a range of housing types within the city.
2. That the proposal provides a transition of density between the Golf Course and US-6.
3. That the proposed designation would be a more compatible use with the Golf Course than industrial uses.
4. That the proposed designation may become a more compatible use with the existing industrial use with appropriate buffering design.
5. That the proposed designation may become more justified with enhanced access to the site.

Jered Johnson seconded and the motion passed all in favor.

DISCUSSION

400 NORTH 300 EAST ROUNDABOUT

There was discussion regarding the proposed roundabout and it was stated this will be a full-sized roundabout.

Jered Johnson stated they surveyed areas of the City and felt that the design of the roundabout on Mill Road was favorable and it was discussed that the residents prefer a lower height roundabout. It was stated that the roundabout does not have any landscaping and that it was preferable to have some landscaping.

Dave Anderson asked what the timing of the roundabout would be and Dillon Muirbrook stated this is being designed right now and will be built over the summer. He then stated this is the first design they have come up with and he is looking for feedback.

Jered Johnson stated these plans are submitted so that pertinent staff get to look at the designed plans. He stated that if the City wishes to have the roundabout be landscaped that can happen.

Dillon Muirbrook stated there will be a small amount of landscaping but he stated this can be illustrated in the plans if necessary.

There was discussion on the circulation design so that it will not be too narrow for larger trucks to pass through. There was concern on making it too wide as that counteracts the traffic calming measures that the roundabout is meant to maintain. Further discussion ensued regarding different roundabout designs and traffic circles.

Brandon Snyder asked Dillon Muirbrook if he has spoken to the neighboring property owners as the design may impact their park strip area and he feels that we should take their preference into consideration and Dillon stated that engineering always contacts the property owners and works with them to make sure their preferences are taken into account.

Jered Johnson moved to adjourn the meeting at 10:55 a.m.

Adopted: March 27, 2024

Kasey Woodard
Community Development Division
Secretary