

Adopted Minutes
Spanish Fork City Development Review Committee
November 20, 2019

Staff Members Present: Chris Thompson, Public Works Director; Tyler Jacobsen, Assistant City Manager; Dave Anderson, Community Development Director; Brandon Snyder, City Planner; Kelly Peterson, Electric Superintendent; Tom Cooper, Electric Utility Planner; Junior Baker, City Attorney; Jason Sant, Assistant City Attorney; Ani Burgi, City Prosecutor; Michael Clark, Staff Engineering; Jered Johnson, Engineering Division Manager; Dale Robinson, Parks and Recreation Director; John Little, Chief Building Official; Brady Taylor, Lead Cable Technician; Shelley Hendrickson, Engineering Division Secretary; Jessica Burdick, Building Inspection Division Secretary.

Citizens Present: Spencer Baugh, Brant Tuttle, Jered West

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

APPROVAL OF MINUTES

October 31, 2019

November 6, 2019

Junior Baker **moved** to approve the minutes from October 31 and November 6, 2019, with the changes made.

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

NEW DEVELOPMENT APPLICATIONS

New Development Applications

Dave Anderson discussed the Doug Smith parking lot expansion project. The City wants Doug Smith to build out 1400 North, along the new frontage, and they should also put in any utilities. Dave added that their plan is pretty simple and they probably won't start until the spring, but we would like to push it forward.

Brandon Snyder said they want to amend the street cross section to change the property line. Also, they've requested that they be required to install only curb and gutter and adjust the property line.

Junior Baker explained that we have debated for years whether Industrial Zones need sidewalks. This is a good time to discuss it again.

Dave Anderson agreed. He feels that the success of the two new auto dealerships in Spanish Fork is great for the community and if Doug Smith are doubling the parking for inventory, that's great for the community. Especially where they're not asking us to do anything special.

Chris Thompson said he is going to push to not have sidewalks anywhere on 1400 North because it's expensive to maintain.

Junior Baker said the standards go to council, but DRC can make recommendations, and we can waive certain standards.

Tom Cooper asked if Doug Smith will have to put in a street light.

Dave Anderson said we'll follow the standards and will have them do that. We should deal with the sidewalks later.

MINOR PLAT AMENDMENT

Oak Ridge Cove, Plat E

Brandon Snyder explained the request here is to adjust an interior property line.

Dave Anderson **moved** to approve the proposed Oak Ridge Cove, Plat E, Minor Plat Amendment based on the following findings and conditions:

Findings:

1. That the amendment will not jeopardize the buildability of either lot.
2. That the amendment will not create any setback issues for either lot.

Conditions

1. Subject to the condition that, if there are any utility changes needed, the applicant will take care of that.

There was discussion regarding easements.

Junior Baker **seconded** and the motion **passed** all in favor.

SITE PLAN

Premier Striping

Mike Clark noted that he has some storm drain comments on this project, but nothing that would not keep it from being approved.

Spencer Baugh said they just received Mike's comments on Monday. He explained that this is a new process for them and his boss wants to meet in person with Dave or someone, but no one called him back to set that meeting up. Their drawings are 90% complete and they want to get the process moving.

Dave Anderson feels this might be premature. He stated we'd be happy to take a week or two and have the requested sit-down meeting.

Spencer Baugh agreed, but said his boss would want to move this forward.

Chris Thompson explained that if we approve it today, they would be agreeing to any and all redlines. Chris said it would be best to make sure the owner is okay with it and give him time to address the redlines. Also, DRC wants to look at corrected plans.

Junior Baker feels the informal meeting should take place before any action is taken on this.

Dave Anderson **moved** to continue the Premier Striping Site Plan to a future meeting date.

Kelly Peterson **seconded** and the motion **passed** all in favor.

CONDITIONAL USE PERMIT

Lowe's Outdoor Storage

Dave Anderson explained the Conditional Use Permit is regarding the sheds and highway trailers sold by Lowe's. They want to occupy 10 parking spaces with that type of trailer for display and sale. The reason this is different from, say, seasonal tents at Shopko is that this is permanent, it's not seasonal. We're excited about Lowe's opening in a few days, and we need this approved. They also want to take up 8 parking spaces for sheds, and then they need a place to keep pallets temporarily and so they need to use 6 parking spaces for that. In summary, we need to grant the CUP for them to use 10 parking spaces for trailers, 8 for sheds, and 6 for outdoor storage.

Junior Baker asked if they'll still have adequate parking if we allow this.

Dave Anderson said they would and he feels it's appropriate.

Dave Anderson **moved** to recommend the Planning Commission grant the Conditional Use approval for Lowe's to use 10 parking spaces for trailers, 8 for sheds, and 6 for outdoor storage.

Junior Baker **seconded** and the motion **passed** all in favor.

PRELIMINARY PLAT

CDL Commercial Subdivision

Brant Tuttle began by explaining that the owners of the existing building at 2600 North Main want to expand their building to the east. But, while they're doing that, they also want to subdivide their property. This is because they are on a corner lot, and they know a freeway interchange is coming in the future. They are requesting to subdivide, creating three new lots. Brant noted that, at this point, they don't know if they'll sell the lots or if they'll manage the property.

Junior Baker asked whether they'll handle all improvements needed etc.

Brant Tuttle said yes, they will.

Kelly Peterson discussed the power in the area and what would be needed. He noted that there is currently no power along the Main Street frontage.

Tom Cooper noted that their proposed Parcel C could limit their trucks having access from 2700 North.

Brant Tuttle said they've got that figured out, it won't impact traffic or their own operation.

There was discussion using the site on screen.

Brant Tuttle stated he is aware that Parcel C might require moving utilities.

Jered Johnson suggests they show a cross access easement on the plat.

Dave Anderson agrees that now is the time to discuss any needed easements.

Kelly Peterson discussed the power in Parcel C. If the intersection is widened at some point, we'll have to move the power boxes. It could cost \$100,000 to relocate them.

Chris Thompson agreed and suggested they show these transformers on the plat for future buyers.

There was discussion regarding widening the intersection of Main Street and 2700 North, and the issues that will arise from doing so. 2700 North will become part of the future interchange. For that project, the applicant will have to either remove and reinstall the curb, gutter and power boxes on their property, or the City will have to move the power lines that are currently north of 2700 North.

Chris Thompson feels the City should just move the lower power line that is on the north side of 2700 North for this project. No matter what, that power line is going to move because of the interchange, so Chris wonders, why widen both sides of the road?

Tom Cooper asked who will pay for these costs. Will it be shared?

Chris Thompson it might become a MAG project because of the interchange project.

Brady Taylor explained that SFCN is overhead here too, and will have to be moved.

Dave Anderson feels we have a lot of reasons to not tear up curb and gutter and asphalt. If someone comes in for Site Plan approval for Parcel C, before the interchange, they might have to pay a lot, it might be expensive.

There was further discussion.

Chris Thompson moved to approve the CDL Commercial Subdivision Preliminary plat, with holding the curb and gutter here and not moving it back.

Dave Anderson seconded the motion. There was discussion on the motion.

Junior Baker said we need to include the language that we have to change the plat to show easements.

Chris Thompson asked if we should wait a week so they can show where the electrical boxes are, show the curb and gutter, and show the cross-access easement? We do need to see that before we go on.

Brant Tuttle said the power boxes are shown on the utility plan.

Junior Baker noted there is a power line that goes south east into the existing building that will have to come out.

Chris Thompson withdrew his motion.

Dave Anderson said, worst case scenario, we will require CDL to make changes to 2700 North in 2020 because they're creating different lots.

Junior Baker feels we could approve the plat today.

Chris Thompson said he'd like to see it on the plat.

Dave Anderson agrees, they should adjust the plat, showing curb, gutter, power and easements.

Dave Anderson **moved** to continue the CDL Commercial Subdivision Preliminary Plat for the applicant to make those adjustments.

Chris Thompson **seconded** and the motion **passed** all in favor.

ZONE CHANGE AND PRELIMINARY PLAT

River Run Townhomes

Chris Thompson noted that the issue on this project was the trail location and we decided on the trail going on Main Street. He asked whether MAG thinks these two developers are putting in the trail. So, this one needs to be budgeted for the city to do. MAG expects it to be done soon.

Dale Robinson stated that we didn't find a viable solution for the trail that worked for anyone. Annie's Acres doesn't want it, and this developer doesn't want it within his development.

Chris Thompson asked if we can ask for some participation from this developer for this trail along Main Street. The trail has to be built along with it.

Jered Johnson agreed.

Dave Anderson said it would look bad for the City to ask this developer to put in a trail that is off site.

There was further discussion.

Dave feels we could get an easement from the property owners along South Lane, north, and up Main Street, in order to widen the sidewalk.

Chris Thompson feels we could tell property owners that they have to allow for this to happen, even if they don't help pay for it.

Dale Robinson said no one has looked at the feasibility to put the trail along Main Street.

There was further discussion using the site on screen. The trail has to go in with this development, but Chris Thompson said we could go back to MAG and say we don't want this trail to go in with this development.

Dave Anderson said he has talked with the developer, Sam, about the trail and what they should design for many times. For months they wanted an answer so they could put together a design. The direction Dave and Sam received last meeting was that the trail will not go through Sam's project.

Chris Thompson noted that he was not there and did not make that commitment.

Dale Robinson noted that Annie's Acres didn't want the trail along their property.

Dave Anderson said this is not good form. He said that Dale was at that meeting. The message was clear - don't worry about taking the trail through Sam's project. We can't go back and re-debate this. We felt like we could make that decision at that DRC meeting. When Dale said we would go in that direction, that became gospel, there was no question. Dave told Sam that he could design his project without the trail. If we were dead set with having a trail go through this project, he would have supported it. It matters how we communicate and we're obligated to stick with things.

Dale Robinson agreed and stated Annie's Acres doesn't want it with their project.

Chris Thompson stated that he doesn't care, we just hope the decision, when it was made, was appropriate, that it's a lot of money.

Jered Johnson asked whether the trail could go up between the commercial properties and the west property line of this project.

Dave Anderson said that's still an option.

Jered Johnson said we just need a plan in place. We can look at Main Street, but places like NAPA will lose parking. Jered feels MAG will understand that we're out of money and that we would like to wait for the commercial property to develop before we put in the trail. They'll understand and we'll be fine.

Dale Robinson stated that we won't change our mind on this developer regarding the trail. There are two alternatives we'll look at, and they're both good options.

There was further discussion.

Dave Anderson said, relative to getting the trail along Main Street or along the east property line of the commercial property, is worth talking about in a different meeting. The timing is good. The owners of the commercial property are friends of the City and want to be good partners. He's sure they'll give a right of way for a trail. Dave suggested a meeting with MAG and TAC to discuss the two options for the trail connection

There was discussion regarding the road to just north of 751 South Main Street.

Dave Anderson said the key remaining issues are that we need an agreement relative to lot 4 and what may or may not happen there, otherwise this project is like some others we've seen.

Mike Clark explained that in Phase 4, there is a ditch that runs north of lot A with a retention and detention area. Mike doesn't know whose ditch it is, and wonders if they can discharge to it, and when lot A is built on, our storm drain will have to go there too. Is that going to work?

Chris Thompson said they usually have to pipe all the way to the river. That needs to be worked out in the agreement with the land purchase deal.

There was further discussion using the site on screen regarding where the developer should connect to water. Annie's Acres is already going to cut into Main Street to hook on there.

Chris Thompson suggests this developer connect at phase 4 and bring the water line down through their property and connect to the line at the road at 749 South. That would be cheaper than cutting into Main Street. Chris added that they should show this water line connection on the plat because it will have to happen early. They cannot do more than 50 units until they connect to the water line.

Chris Thompson asked if we can continue this for the water line changes to show on the plans.

Dave Anderson **moved** to continue the proposed Zone Change and Preliminary Plat for the River Run Townhomes with the note that we will notice the Zone Change so it can go to Planning Commission in December.

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

Ridgeline Parkway Community

The applicants were present. They discussed the changes they have made. There is now a 5-prong roundabout, and they have a rendering to the connection to the Chris Childs property. The applicant provided those to the committee. They will now have a clear delineation between the commercial strip to the north. They do have walkways to the commercial area, and they have a parking agreement for 268 parking stalls shared with the

commercial strip. They want to be connected in a meaningful way. He added that this is a high-end product for this type of product. It is similar to the Outlook in Springville; each building has frontage on the public right of way. The residents will love it. The walkways will have a gabled fence and lampposts for adequate lighting.

Mike Clark had no issues from engineering.

Dave Anderson said we've been through the plans several times; this reading is an improvement. He told the applicant that they need to get a phasing plan for amenities. What amenities will get built with which phases? That will be a concern to a lot of people. Also, is the timing and phasing possible as planned? How does this get built over time and in what order?

The phasing plan was brought up on screen.

Dave Anderson stated he loves the approach of the design, having buildings with frontage on public streets is great. One exception is SR-51, there are parking lots fronting that street. So, we need some good landscaping along that frontage, like a berm that will give the parking lots a different visual prominence. Other than that, the Planning Commission will want to talk about architecture, but they're in a good place. They meet our code for elevations etc.

The applicant said they need to consider the landscaping along SR-51 before knowing what type of fencing or walls they'll install.

There was discussion regarding walls and fencing.

Dave Anderson said we do need to think about what wall or fence that should be constructed along SR-51. This is going to be an attractive development and we'll want people to see it. We need to change the code so more than 18 units to the acre is allowed, as well as a change to the number of garages allowed. So instead of having a garage for every .8 units, they have a garage for every .6 units. We also need to allow for offsite parking.

There was further discussion regarding on street parking within the development.

Chris Thompson said we will regulate parking as needed.

Dave Anderson explained that we'll get a text amendment put together. In the meantime, we'll notice that this will be on the Planning Commission agenda in December. This project is ready though.

Dave Anderson **moved** to continue the Ridgeline Parkway Community Zone Change and Preliminary Plat for one week to get the changes and Site Plan considered and with a text amendment prepped.

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

Junior Baker **moved** to adjourn at 12:00 p.m. The motion **passed** all in favor.

Adopted: February 19, 2020

Jessica Burdick
Building Inspection Division Secretary