

Adopted Minutes
Spanish Fork City Development Review Committee
May 13, 2020

Staff Members Present: Chris Thompson, Public Works Director; Seth Perrins, City Manager; Dave Anderson, Community Development Director; Brandon Snyder, City Planner; Kelly Peterson, Electric Superintendent; Tom Cooper, Electric Utility Planner; Vaughn Pickell, City Attorney; Jason Sant, Assistant City Attorney; Michael Clark, Staff Engineering; Jered Johnson, Engineering Division Manager; Bart Morrill, Parks Maintenance Supervisor; Dale Robinson, Parks and Recreation Director; John Little, Chief Building Official; Brady Taylor, Lead Cable Technician; Shelley Hendrickson, Engineering Division Secretary; Kimberly Brenneman, Community Development Secretary; Jessica Burdick, Building Inspection Division Secretary; Byron Haslam, Engineering Department.

Citizens Present: Aaron Jensen, Brooklyn Stepan, Scott Peterson, Brad Morgan, Ariana Lapine, Shelly Jamison, Bart, Jake Theurer, Josh Hart.

Chris Thompson called the meeting to order at 10:11 a.m.

MINUTES

April 15, 2020

April 22, 2020

April 29, 2020

Dave Anderson **moved** to approve the minutes from April 15, 22 and 29, 2020.

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

TITLE 15 AMENDMENTS

Title 15 Amendments

Vaughn Pickell discussed the proposed Title 15 Amendments as follows:

We're changing the term "connectors agreement" to "pioneering agreement".

The ditch piping language in 15.4.04.080 has changed to allow for fencing/wall flexibility because it's not always best to pipe ditches. The fences must be placed on the property

line and be at least 2 feet from the toe of the ditch. The leftover land is maintained by the land owner.

There was discussion regarding piping ditches and fencing off of ditches.

Chris Thompson asked, what if the property line is right over the pipe?

Mike Clark feels the fence needs to be outside the pipe.

Jered Johnson agreed.

There was further discussion.

Dave Anderson said we don't want corridors that are fenced off.

Chris Thompson stated that he likes the change because we can now note pipe ditches that probably shouldn't be piped. We don't want piped ditches behind lots. The bottom line is that we don't want to pipe ditches until they're moved to a road.

Mike Clark and Jered Johnson agreed, and Jered added that if the property line is over a ditch, the landowner will need to move the property line and deed that to us.

Vaughn Pickell then discussed the Title 15 amendment to 15.4.16.080, water transfers. We're adding that we can take cash in lieu of water.

Dave Anderson feels the new language makes it sound as if cash in lieu is the exception, not the norm. We mandate they buy water from the City.

Chris Thompson and Vaughn Pickell feel the language is okay, but Vaughn said they could edit the sentence.

There was further discussion.

Dave Anderson stated that some developers feel it's hard to know exactly what the city wants, so maybe we could have some sort of flyer with that information about cash in lieu.

Vaughn Pickell discussed the next Title 15 amendment to 15.4.12.070, regarding reimbursable projects. And there was discussion as to when these apply.

Vaughn Pickell said this is going forward, with any new projects.

Dave Anderson agreed and feels it should be at Preliminary Plat. This is a significant change for certain types of roads and will double what the developers will have to spend without being eligible to be reimbursed.

Mike Clark noted that landscaping, trails and walls are expensive. This is the right move, but it does decrease how much developers can be reimbursed for.

There was discussion as to what the starting point is.

Chris Thompson said there are three ways to look at it. That it only applies to Preliminary Plats that are applied for after approval of this amendment. That this applies for Preliminary Plats that were approved before this change was approved. Or lastly, that this doesn't apply for final plats that are applied for, but not yet approved.

Dave Anderson prefers it applies at Preliminary Plat application, for customer relations.

Vaughn Pickell said vesting occurs at Preliminary Plat application.

Chris Thompson asked Seth Perrins about parks and their driveways. Are those local connections? Collector and arterial roads along parks are 100% reimbursable so maybe we should add that parks shall be considered to not have a local connection.

Seth Perrins said that would be okay.

There was further discussion.

Vaughn Pickell said he could add something like "connections to parks shall not be considered to be local connections." and said he'll draft something up.

Dave Anderson then went over his first proposed Title 15 amendment. We're adding language as to how we'll use Concept Reviews. They are not required, and there is no charge for them. Next, Dave discussed the amendment which adds language that the City may require a Site Plan or Preliminary Plat with a Zone Change application. Those might be required.

Dave Anderson then discussed the Title 15 Amendment regarding walls. Currently, where we have two different land uses next to each other, like townhomes and commercial, they

have to put in a wall between the two properties. Dave likes that rule, but added that there might be something better that can be done. So, there's a new language to do something better, as determined by DRC. For example, an integrated campus. It's allowing for something other than a 6' wall, if appropriate.

Dave Anderson explained the third Title 15 Amendment he is proposing. It is regarding Accessory Dwelling Units. We've had several people ask about getting approval for an Accessory Dwelling Unit in an accessory structure. So that is the proposal, to allow for that.

John Little said we have seen several requests for accessory structures to become Accessory Dwelling Units. He feels this could be a good thing.

Seth Perrins said he's always interested in getting feedback from those affected by Title 15 Amendments.

Dave Anderson agreed. Getting feedback regarding the reimbursement amendment especially. But, there's not a lot of wiggle room to change that. We can at least advise developers how it will impact them and we can do some outreach between now and the Planning Commission Meeting and City Council Meeting.

Vaughn Pickell **moved** to recommend approval of the Title 15 Amendments, as discussed today, with the added sentence to 15.4.12.070 that Reimbursable Projects that "parks shall not be considered to have a local connection."

Dave Anderson **seconded**.

Dave Anderson asked Vaughn Pickell about the floodplain Title 15 amendments.

Vaughn Pickell said he's pushing forward on those and it's pretty extensive. Those will be handled separately.

The motion **passed** all in favor.

SITE PLAN

Poplar Lane Trailhead

Jered Johnson explained this is the trail head along Poplar Lane. It will be put out to bid in a week or two. Construction will begin on July 1.

Byron Haslam noted that the irrigation along Poplar Lane will be done with this project, but there will be no landscaping.

Bart Morrill said the current budget doesn't have any funding for landscaping so he's not sure when it will be done. He then discussed the easiness of river access that will come with this project.

Kelly Peterson said the existing power lines are not Spanish Fork City and the owner will want the bathroom built to have 15 feet of clearance away from the lines.

Chris Thompson said we need the trail to be high runoff proof.

Jered Johnson moved to approve the Poplar Lane Trailhead Site Plan.

Seth Perrins seconded and the motion passed all in favor.

CONCEPT REVIEW

Swig

Brooklyn Stepan and Josh Hart discussed their project, a Swig, to be built in the VASA parking lot, where the current gas canopy is located. Brooklyn noted she has met with Dave Anderson and his concerns were parking and queuing.

Josh Hart explained that this will be a prefabricated building, queuing will be contained, and will allow for 14 cars.

Dave Anderson feels the site is a good fit for this use. But stacking is the main concern. Dave is not sure about the site shown on screen, and the queuing they've proposed. There is a small margin for error here with the driveway to 8th East, next to Cafe Rio, there could be a mess. Dave suggests they look at ways to lengthen the que.

Josh Hart said they could do some research and add large trucks etc. into the Site Plan to see if it works. He added that the property owner they'll lease from wants them to stay within a designated area. He stated they could widen the lanes and bring both lanes all

the way through and have an employee bring the drinks out to that second lane, and also maybe create an exit point.

There was further discussion regarding other Swig sites that could be studied as well as traffic studies.

Brooklyn Stepan said they can get us some other locations to look at and they do have previous traffic studies from other locations. Peak stacking is 14 cars, but usually it's closer to 8. Drive thru timing is around 2 minutes per vehicle.

There was discussion regarding the layouts on screen.

Dave Anderson feels there is a way to make this work, but we can't approve this use for this site with the belief or knowledge that there will be a traffic flow problem. Dave feels sacrificing some parking to the south is worth doing, and we need more length on the queue. If they can do that, he is comfortable with everything else.

Seth Perrins said he's not sure of the easements between the owners, but there are more usable areas depending on the covenants etc. There is more ground to the south and west. The idea of having something congesting the parking lot is problematic and we need a concept that ensures that queuing is contained and not blocking parking or traffic.

Josh Hart explained they showed the first version of this to the property owner and he was reluctant to having a south drive out. Josh said they'll revise their plans, lengthen the queue, and show how the queue would work with large suburban's and trucks. Josh feels the landlord will approve the requirements put forth today.

Dave Anderson suggested they add landscaping to their concept plan too.

Vista View Condos and Commercial Development

Brad Morgan began by explaining this proposed project is a mix of 186 condos, 24 townhomes and 3 acres of commercial use. It would allow for medical and dental clinic and offices. The residential area has two parks with a splash pad and a clubhouse, pavilion, everything that's required in an R-4 zone. The condos are 4 stories. Their request would be a rezone to R-4.

There was discussion regarding the roundabout at 920 South as well as the trail on the north side.

Chris Thompson wants the roundabout and trail all in with this project. He added they might need to shift the roundabout to the east.

Dave Anderson asked about the south side of 920 South and current ditch.

Brad Morgan said he hasn't talked with the ditch company yet. This is all conceptual, and once the road designs are given the thumbs up, he'll talk with them.

Seth Perrins feels the intention with the City purchasing the property to the East was so the right-of-way line shouldn't need to go any further east.

There was further discussion regarding the roundabout and future road going north, using the site on screen.

Seth Perrins is concerned about intensive traffic. With 210 units, he worries about all of those residents using the single access at Highway 6 and Spanish Fork Parkway. He asked about access on Highway 6, to the west, if that's possible.

Chris Thompson isn't concerned, but a connection at 2000 East Highway 6 could come in 5 years.

Chris Thompson stated that the roads will all need to be built with phase 1 and Brad Morgan said that is their plan.

There was further discussion regarding roads within the proposed development.

Brandon Snyder suggested they reduce the number of units so they meet the parking requirements.

Dave Anderson feels that Spanish Fork City residents aren't ready for a 4-story, walk up. He thinks the stacked project could be 3-stories tall, fronting the street, with a good look. He asked who is the typical buyer for this project, and what is the viability of it all being under construction at the same time?

Brad Morgan said their target market is 45, middle aged. He noted that condo projects have to be at least 50% owner occupied. Investors can't own more than 10% overall and 10% of each phase. They want to hit people who are renting now, but want to buy. Brad

feels townhomes would be more expensive. Commercially, they'll put the road in and just engage a commercial realtor and meet with them to see about what they'll do in each area. He doesn't know the timeline on the commercial.

Dave Anderson said a few years ago, we did a study on commercial in the area and brokers were skittish about it. Dave added that they should avoid including 4-story buildings.

Brad Morgan noted that 4 stories are allowed in the -4 zone also, the code doesn't say you have to have townhomes and condos, just that it is allowed. Some people will want the view and be up high and others would want ground level.

There was further discussion regarding roads, asphalt, sidewalks, and storm drain.

Dave Anderson said they need to tweak this and apply for a General Plan Amendment. Commercial real estate is finicky and tricky. Dave said he could be a part of those conversations, and maybe we should have this development as just residential.

Brad Morgan summarized what he needs to do. He'll remove the townhomes and put a building in their place. So, there'll be 5 buildings that are 3 story, with the buildings on the Wal Mart side remaining at 4 story. They'll leave the connecting east west road into the commercial as is width wise. He'll also check parking numbers and shift the roundabout to the west and pull north south road down into the City property a bit and neck it back up with some curvature.

Dave Anderson said for a General Plan Amendment, the roundabout designed perfectly, isn't as important as having pictures of what it is, he wants to do to show the Planning Commission and City Council. If they're comfortable with amending the General Plan, then we'll need better engineering and plans for the Zone Change.

Brad Morgan said he'll make the high-level tweaks as discussed here, and get those together. He'll meet with some people to layout pad sites etc.

Seth Perrins **moved** to adjourn the meeting at 12:21p.m.

Adopted: May 20, 2020

Jessica Burdick
Building Inspection Division Secretary