

Adopted Minutes
Spanish Fork City Development Review Committee
June 24, 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.

Citizens Present: Jared West, Daniel Schmidt, J. Brad Morgan, Jake Theurer, Jamie Nielsen, Chris Wall, J Robinson, Benjamin Tuckett, Cass ?.

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

SITE PLAN

The Barn

Jered Johnson explained that the City has applied for funding through MAG and UDOT for a bridge that would be built on the southeast side of this property. The bridge is necessary if we want the trail to connect at this point. There was discussion regarding whether this is feasible due to the size of the site.

Chris Thompson and Dave Anderson feel this is the perfect project for this site. Chris suggested getting a trail easement, while Dave Anderson feels having a trail on the property may make it so you can't do anything on the property.

Jered Johnson requested the CAD drawing so he can lay it out to see how it could work. He and Chris Thompson agree that the City doesn't need a lot of the property to do the bridge and trail.

Mike Clark brought up the Mill Race Canal and asked about fencing along the canal. There was discussion regarding the safety and need for a fence along the canal, before a trail is put in.

Chris Thompson feels we do need to fence that area off for safety, and he suggested a wrought iron fence along the retaining wall. Brandon Snyder then noted that the applicant has requested that the fence match the fence to the south, which is a split rail fence, four feet off of the retaining wall, and then a shorter fence along the retaining wall. Chris Thompson said he'd defer to Dave Anderson and Brandon Snyder on the type of fencing.

There was further discussion regarding the fence and landscaping. Dave Anderson stated that the applicants need to improve their site up to the retaining wall, and Jered Johnson added that they will need to leave us an easement for the green area, the south portion of the property, so we can make modifications in the future.

Brandon Snyder noted that the recommendation is that the DRC approve this Site Plan, subject to the City Council approving the Development Enhancement Overlay Overlay. The applicant's do meet the parking, but the landscaping doesn't meet the 15-foot depth. We want this use on this property, so the landscaping is reduced along Main Street.

There were no comments from Power or Parks and Recreation.

Kelly Peterson **moved** to approve The Barn Site Plan with the recommendation for a municipal easement to be given along the south boundary of the property for a trail, utilities and pertinent parts thereof; and with the recommendation of a reduction in required landscaping.

Jered Johnson **seconded**.

Shelley Hendrickson asked if the easement is to be recorded, or will it be just a document. Jered Johnson told her the applicant will need to bring in a written document and we'll have Travis Warren record it. It should include the south property, north of the Mill Race Canal.

The motion **passed** all in favor.

FINAL PLAT

CDL Commercial

Brandon Snyder stated the applicant has requested this item be continued to the next DRC meeting.

Jered Johnson **moved** to continue the CDL Commercial Final Plat.

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

River Cove Plat J

Kelly Peterson stated that, as far as power, they're ready to go. This will require a bureau permit, and Shelley Hendrickson said they've submitted that permit and she has already sent it to the bureau.

There was discussion regarding the trail in the area. Jered Johnson feels it's too sharp a corner where it ties into Quail Hollow at the bridge exit. That needs to be fixed. Dan Schmidt told Jered he'd contact him so they can meet together on the site. There was also discussion regarding fencing and ADA ramps along the trail.

Mike Clark suggested the last 6 feet of the fence be a 3-foot fence to avoid creating a blind spot. He also noted that where the trail comes to a T intersection, we don't do ADA ramps toward the T. He suggested moving the crossing out of the trail. Jered Johnson agrees with Mike on the fence height, but he feels the crossing should stay where it is. There was further discussion.

Bart Morrill had no preference, but Jered Johnson prefers the ramps be removed at lots 901 and 925 and we put the fire hydrant on the property line.

There were no comments from Planning or Power.

Jered Johnson **moved** to approve the River Cove Plat J, Final Plat, subject to the applicant meeting the City's construction standards and addressing any redlines from Engineering or Planning.

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

ZONE CHANGE AND SITE PLAN

Spanish Fork Nursing and Rehab

Mike Clark stated their parking is a bit tight, it appears car bumpers will touch the buildings. Ben Tuckett noted there will be a foot of space, which is not a lot, but they had to take out the sidewalk to make the parking work, it was a compromise to meet the parking standard.

Brandon Snyder explained that the applicants are proposing to combine the properties into one lot, via a plat. They'll rebuild the facility in phases. Brandon then discussed the landscaping grading changes on the north. He noted a condition of approval should be that the final landscaping be approved by Community Development.

Seth Perrins asked if the parking and landscaping conforms to our current standards and Brandon noted that they'll add parking lot landscaping with trees. We will need to look at the north portion to make sure we have the required tree counts and spacing.

Kelly Peterson stated that the applicants will have to submit load sheets at the time of Site Plan.

Chris Thompson suggested a cross-access easement between the applicants and the neighbors. Dave Anderson feels that makes perfect sense to do now, for future development.

Vaughn Pickell **moved** to recommend approval of the Spanish Fork Nursing and Rehab Zone Change and Site Plan based on the findings and conditions in the staff report and subject to the cross-access easement be required.

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

ZONE CHANGE

Swig

Dave Anderson explained that this is time sensitive and is an additional step to add another use to this site, where the site doesn't meet our basic requirements. Dave added that he is comfortable with the Planning Commission and City Council taking a look at this.

We are here today to open the door for Swig to proceed with a Site Plan, Building Permit and Business License.

Jered Johnson asked if we can require easements and dedications with the Zone Change, especially with the 800 North project coming up. We'll be modifying the electrical utilities and therefore need an easement for everything from the planter box, west. Dave Anderson told Jered we can require that at this time.

Dave Anderson **moved** to recommend the City Council approve the Swing Zone Change and implementation of the Development Enhance Overlay, and subject to the applicant providing any necessary easements for utilities when the Site Plan is submitted for review.

Jered Johnson **seconded** and there was discussion regarding the building being a container building. Seth Perrins noted that we have never had this type for construction and asked how it would work as far as approval and inspections.

John Little told Seth he has no concerns as it will have to be engineered just like any building. Daniel Gonzales then explained that these container models are prefab buildings, come pre-inspected and pre-certified by a building inspector, which the City will get a copy of.

Dave Anderson noted that the Development Enhancement Overlay is aesthetically based and it is within the purview of the City Council to say yay, or nay, based on how the building looks. Dave added that he's not sure if that is something that should be discussed now.

The motion **passed** all in favor.

TITLE 15 AMENDMENTS

Title 15 Amendments

Dave Anderson discussed the Title 15 Amendment of the Self Storage Overlay district being a combination of Self Storage and outdoor storage, covered, for RVs, boats etc. The language might not be quite where we want to be, but Dave feels it's a good idea, especially with the new sewer that will be built next door. This is on for Planning Commission next week, so we need to get with Vaughn Pickell to work out the language.

Dave Anderson **moved** to recommend the proposed Title 15 Amendment to allow Self Storage on the Okelberry property at 200 East, and south of the new site for the wastewater treatment plant, be approved subject to planning and legal staff meeting and fine tuning the language before the Planning Commission meeting.

Seth Perrins **seconded**, and then stated he feels the language, as written today, is too specific. It's a good compromise due to the change in circumstances for the property owners in the area. Vaughn Pickell agreed the language is a bit too specific and we will work on it.

The motion **passed** all in favor.

POLICY 39 AMENDMENT

Policy 39 Amendment

Jered Johnson explained that Engineering plans to revise Policy 39 three times a year. The next amendment will come in the fall, he then discussed today's amendments, according to the notice in the agenda.

Dave Anderson asked about the change to the collector cross section. He likes that and hopes it won't change for years to come. Jered Johnson noted that we have added a 10-foot trail on one side of the road, 12-foot planters on both sides, and then the other side will have a 5-foot sidewalk.

Vaughn Pickell noted a future amendment might include the fact that developers can't narrow down driveways in order to get around the meter can requirement. Jered agreed that will be added to the amendments in the fall.

There was discussion regarding the current amendments and whether they will result in a change in cost for developers. Jered Johnson feels the biggest change is the trail going from 2.5 to 3", that might catch developers' eyes, but it's not a bad change as it makes the trails more durable.

Dave Anderson **moved** to recommend the Policy 39 Amendments be approved.

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

CONCEPT REVIEW

174 South Main Street

Dave Anderson explained that there is interest in using the building at 174 South Main as a professional office. The current zoning is Residential Office, but one big issue is access and the current driveway width. Dave feels it is a beautiful property and building, and it is possible for someone to take that site and do things that meet our current requirements, but Dave feels so doing would devastate the look. He thinks we can come up with a way to use the existing driveway and keep as much of the existing property as we can.

Mike Clark noted the current standard for driveways is a 16-foot drive for one way and 26-foot drive for a two-way. He pointed out that this driveway is only 10 feet as is. There's not enough driveway, and there is no exit. Mike added that we could do a horseshoe driveway, or go through the property to the south, creating a joined access easement. Another option is getting a joint access with the restaurant and apartment/hotel. They could share a driveway and have one access.

Chris Thompson doesn't want to destroy something good with our standards, and it is a good idea to have the long-term view in mind. Eventually, Chris feels, this entire block will commercialize a bit so it would be good to have one decent driveway, mid-block, between this property and the restaurant/motel to the north, and a mid-block driveway going south. Chris would be supportive if we can legally approve something that makes it so, when other neighboring properties develop, this property has some cross-access easement in place. But now, they're requesting a 10-foot two-way driveway.

Vaughn Pickell said they could do a traffic study to show driveway and parking demand won't be great, maybe we could have some flexibility with that, and perhaps add that into our standards. He added that we can't require an easement from 42 West 200 South because that would be taking their property rights away.

There was further discussion. Chris Thompson suggested amending our standard as Vaughn suggested, to give some flexibility upon traffic studies. Jered Johnson agreed. He could get that in the standard amendments. Jered also stated that at this point, the applicant would have to give the required easements.

Dave Anderson feels the best course forward is looking at this on a case-by-case basis, based on the intended use of the building, rather than changing the standards across the

board. He added that Chris Thompson can grant some exceptions as the Public Works Director.

Vaughn Pickell, Chris Thompson and Jered Johnson agreed with Dave. Jered feels it should be written into Title 15 to allow us to do things like this on a case-by-case basis, and leave the standards where they are.

Mike Clark discussed the future for that south east corner, and shared parking. He noted that the only area for a parking lot on this block is this property's back yard. So, parking will be an issue in the future. Mike asked how we can make development in the area easier in the future. Dave Anderson agreed that this is a good time to think that through, as we go through the Site Plan with Development Enhancement Overlay. He added that we can ask for cross-access and easements with these applicants

Jamie Nielsen said she's happy to turn the backyard of 174 South into parking, and stated that she made an offer on the property at 42 West 200 South, but they increased the price when they knew she would buy. But she does intend to own 42 West and 190 South. Jamie also stated that she has five people that work in the office and those are the only people that will come. Parking and in and out won't be an issue. Also, she would give easement on 42 West when she owns it.

Chris Thompson said we're just saying, if the property to the north or south re-develop, their parking should then connect to Jamie's, and they'll all use one big driveway, mid-block, rather than have multiple small driveways. Jamie understood.

There was further discussion and the applicant summarized that everything is staying as is, she just needs to make sure there is enough parking, which is eight parking spaces, and submit a Site Plan. Chris Thompson agreed and explained that someday the parking might change. Jered Johnson told Jaime to get a cross-access agreement recorded with her project.

Gage Canyon

There was discussion regarding the street alignment and intersections within this development. Dave Anderson and Chris Thompson feel the access to 1400 East should line up with 820 South. Seth Perrins stated he doesn't like the idea of having the two intersections this close to Canyon Road. He would like the applicant to move the access at lots 22 and 21, the access will then be 250 feet from Canyon Road.

Mike Clark agreed with Seth Perrins. Turning left onto 1400 East can be dangerous due to the folks travelling from Canyon Road. Mike suggested scooting the access down to lot 22 would be best.

Chris Thompson agreed and also added that he feels having headlights shine straight into the one lot is not ideal. He summarized that the consensus is the applicant needs to center the access between 820 South and 910 South, and try to get it so it lines up straight with the property lines across the street.

There was discussion regarding road access to the development to the south. Brandon Snyder pointed out that applicant doesn't want to have his development connect to this development. But Chris Thompson said we can make them work together and Vaughn Pickell agreed. Vaughn stated there are 5 access between the two developments, they could have an internal looped road, and just two accesses.

Jared West explained that the two developers don't work together and won't talk to each other. But Jared said he'd like to get them in the same room.

Chris Thompson noted that we don't want to do segregated neighborhoods.

There was further discussion regarding a shared, looped road within the two developments. Dave Anderson said he does like the connectivity of that idea, but stated we don't want a continuous road along that alignment. Seth Perrins agreed and asked whether we have a class of road that is narrow, so maybe have a frontage road along the street paralleling 1400 East. Like a sub local with no accesses, but is just a connection between the neighborhoods. There was further discussion.

Chris Thompson asked how the lots are so small in this R-1-9 Zone, and Brandon Snyder explained that they are using the master planned development.

Kelly Peterson noted that this has an SUVPS transmission line so the applicants will have to work with SUVPS and the bureau in developing around that line. They will need the bureau's permit. SUVPS will require a certain easement and 30-foot clearance around that line. Chris Thompson added that we'll want to see that easement on the Preliminary Plat and building envelopes.

Jared West said they've laid it out for that. The line will go through a planter strip through lots 20 and 21, and the pole sits on the corner of lot 53 and heads north, through backyards. Jared then asked what the recommendation is on the road connections.

Brandon Snyder said the sub local should be used where pedestrian access is so we don't create a straight long corridor. They have to jog it in the middle where the pedestrian access is, and move the access to 1400 East between 910 South and 820 South, lined up with property lines.

River Run Townhomes, Plat A

Dave Anderson explained that the applicant has to connect the water line loop with phase one, and they need to know where to place the easement. It is shown where the road is anticipated to go, and it is consistent with the Preliminary Plat, but before the easement is granted, is this the right approach to take or should we pause on it?

Mike Clark clarified that they need an easement to go diagonal to that spot until the road is realigned, so where should we put the easement. But Dave Anderson said the easement is drawn where we've asked them to draw the road. Jered Johnson thought the road would come straight west, and tie in.

Dave Andersen said that works as long as we buy the property and Seth Perrins stated we bought the property yesterday.

There was discussion using the site on screen.

Seth Perrins doesn't want to go too far too soon and he feels putting the water line in the roadway is the right approach.

Chris Thompson feels they should give both easements to move quicker and we'll be fine. We'd have a plan and A plan B. But Dave Anderson thinks the idea of giving two easements will freak out the developer. Dave would like to talk it through and then tell the developer which one to do. Chris Thompson and Mike Clark agreed. We will see what the environmental guys say and then inform the developer.

Seth Perrins **moved** to adjourn the meeting at 12:11 p.m. All in favor.

Adopted: July 15, 2020

Jessica Burdick
Building Inspection Division Secretary