

Draft Minutes
Spanish Fork City Development Review Committee
July 1, 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; Jake Theurer, Electric Superintendent; Tom Cooper, Electric Utility Planner; Vaughn Pickell, City Attorney; Jason Sant, Assistant City Attorney; Jered Johnson, Engineering Division Manager; Jared Penrod, Staff Project Engineer; 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; Cris Child, Airport;

Citizens Present: Brant Tuttle-Northern Engineering, Jared West-Atlas Engineering, Northern Engineering, Brent Potter, Rob Donigan, AD Poulson.

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

MINUTES

May 20, 2020

May 27, 2020

June 10, 2020

June 17, 2020

Jered Johnson **moved** to approve the minutes, with any changes submitted, from May 20, 2020; May 27, 2020; June 10, 2020; and June 17, 2020.

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

FINAL PLAT

CDL Commercial

Jered Johnson explained that the applicants have worked out a Connectors Agreement on Main Street, which the existing building owners will need to pay for. He added that the City is working on the 2700 North alignment with the interchange and if we need any additional right-of-way, the applicants need to dedicate that. Also, we'll need an easement on the corner of lot number 3 for the traffic signal.

There was discussion regarding the trail, its location, and whether there's a need for a delay agreement for its construction. Jered Johnson said currently the trail is on the west side of this development. Chris Thompson said the trail should be on the north side of 2700 North, along the creek, but can remain on the south side of 2700 North as it goes over I-15. Bart Morrill agreed, but he feels it would make more sense to keep it on the south side of 2700 North, since that's where it is as it goes over I-15.

Chris Thompson feels the curb and gutter should stay as is, and the applicants should build the trail now, therefore we don't need a delay agreement.

Brant Tuttle explained that the owner doesn't know what businesses will come in. Therefore, they'd like some flexibility to install the trail and landscaping when those businesses come in with individual Site Plans.

Chris Thompson and Seth Perrins both agreed as that's consistent with what we typically do.

Dave Anderson feels the delay agreement is important because the property won't change on the lot this building is on. The delay agreement is for the construction of the trail across their frontage on Main Street. We don't want them to improve that now because it's well cared for now. If we have a trail added to the frontage of lot 1, it won't connect to anything. We like the idea of the agreement just to provide the assurance that, even if we see a Site Plan for the lot that is south of the lot that the manufacturing facility is on, or the corner lot, those are the triggers for them to improve the frontage across the other lot too.

Chris Thompson summarized that we basically need some sort of instrument that says, if you develop part of this, the applicant will run sidewalk on Main Street and a trail on 2700 North.

Vaughn Pickell said that would work for him. He added that if they want to propose that Delay Agreement, and get him a draft, that would be great.

Jered Johnson **moved** to approve the CDL Commercial Final Plat subject to the following conditions:

Conditions

1. Subject to the applicant meeting the City's construction standards.
2. Subject to the applicant addressing any redlines.
3. Subject to the applicant working out the connector's agreement with Shelley Hendrickson.
4. Subject to the applicant working out the easements for the traffic signal and the widening of 2700 North with the City's Engineering Division and adding them to the Final Plat.
5. Subject to the applicant entering into a delay agreement with the City outlining when the improvements to the trail, and any other improvements that may be required will be constructed.

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

SITE PLAN

General Atomics

Jered Johnson explained that the applicant needs to install the pressurized irrigation along their frontage. The water division has already agreed that they will connect it to Main Street, but with the developments coming to this area, whichever one comes first, we will be able to connect it to the dry system which is along the County jail frontage. With this connection to Main Street, the jail will have pressurized irrigation.

Brandon Snyder noted that the applicants are requesting the DRC approve some security fencing. This fencing, chain link with razor wire on top, is allowed only in certain zones. Also, they're proposing this be set back to where the private, on-site parking is separate from the public parking.

There was discussion regarding the building to the south, which is on the airport and is leased. Seth Perrins noted that historically that building manufactured airplanes, and now they just make parts that go into planes. Dave Anderson also noted that the parking area is within the area to be improved too.

Dave Anderson feels that, from an employment growth and economic perspective, this parking lot and other properties in the area give great potential. This company will do wonderful things for Spanish Fork in the future.

Bart Morrill noted there is a trail on 3000 North, which is in the redlines. There was then some discussion regarding the security fence and the screening of it with landscaping.

Jered Johnson **moved** to approve the General Atomics Site Plan, subject to the following conditions:

Conditions

1. Subject to the applicants meeting the City's zoning requirements and construction standards.
2. Subject to the applicants addressing any redlines.
3. Subject to the applicant installing a pressurized irrigation line in 2000 North and utilizing that for their pressurized irrigation.

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

Beltran Hangar

Engineering had no issues to discuss on this project, other than some open redlines.

Brandon Snyder and Dave Anderson discussed landscaping and improvements to the airport's entrance, which this site is adjacent to. Dave noted this site is unique in that there is space around it that won't be a taxiway, so it needs to be treated in some way so it's no longer an eye sore. Therefore, we need a landscaping plan. He wants to have the site improved to where it doesn't detract from what we're trying to accomplish at the airport.

Kelly Peterson explained that the City is working with the applicant on how to get power to the site. They need to get it cleaned up because the old power connections to the old hangar do not meet current standards or clearances.

John Little added that he has some concerns about how close the proposed hangar is to the other hangars. They can do what want, but they'll have to construct it in a correct manner.

At 10:27 a.m. Chris Thompson suggested that Cris Childs be a part of the conversation and requested this item be placed on hold until Mr. Childs can log in online.

RMP Corridor Park

Jered Johnson had no issues with this project. He noted the plans are at 60% and he's just looking for DRC comments to finish the design.

Bart Morrill noted this is design for the trail itself. Part of it will be asphalt and part of it will be a soft shoulder. Also, there will be a dirt trail for bikes that parallels the trail corridor. Bart added that the landscaping will be some native grass and some manicured grass, with the north end opening up to a larger park area. Along the corridor, there will be resting points and lookouts. Bart likes the design, but noted that the trees might not yet be approved by Rocky Mountain Power.

Jared Penrod said he's been working with Rocky Mountain Power and they've seen the plan. RMP will do a site visit and coordinate with the City further on what they'd like to see as far as trees go. He added that there will be a small pavilion in the north park area. Kelly Peterson feels RMP might not allow that.

Bart Morrill stated that we won't build anything until we have RMP's approval. Dave Anderson feels that we need their approval now, before we get to 90% design and Jered Johnson agreed.

There was discussion regarding the budget for the project. Bart Morrill stated the cost estimate from the designer is \$2 million. But he has not looked into how much it will cost if the City does the work. Dave Anderson asked about the cost to do just the trail and Jered said he'd have to look into that.

Seth Perrins stated that he likes the width of the trail and shoulder. He expressed his concern about the type of trees RMP will allow within the corridor. Dave Anderson said we have a list of approved trees from RMP so we should be good to go.

Rob Donigan from Blue Line said they have talked to RMP and have their approved tree species, so this design meets their standards. Seth Perrins understood, but wants them to get RMP's approval.

Chris Thompson asked Jered Johnson to get with Bart Morrill to come up with an estimated cost on this project. It is Chris's understanding that the City's Parks crew is doing the landscaping, but bidding out the trail?

Jared Penrod said there was some discussion about the City participating in the construction of a lot of it, and maybe doing some paving too. The cost estimate of \$2 million is what it would cost to bid it all out with a contractor. We need to look at the cost to have the City do it. Bart Morrill agreed that the City can be the contractor. He was planning to run it, and do the landscaping. The rough grading would need to be hired out, though, and then the question is if the trail can be built by City crews, or does it have to be contracted out.

Chris Thompson told Bart to look at the City building the trail and Seth Perrins added that we will get some of the wall money back from building permits. John Little agreed.

Seth Perrins and Chris Thompson like the plan and feel it will set a nice standard going forward.

There was discussion about the corridor and the lease payments the City is making to RMP. Dave Anderson noted that we just received some comps today from RMP for what they want to charge us to lease that.

Chris Thompson said we don't have any off-street parking at the south end, which works fine, but he wonders about the north end, Bart Morrill doesn't feel the parking will be an issue. The trail connects to Legacy Farms Park which does have parking. Seth Perrins said we should plan for trail head parking in other locations south easterly from here, but he agrees with Bart that there is parking at Legacy Farm Park.

Seth Perrins **moved** to approve the 60% landscape design for the Rocky Mountain Corridor park, and subject to Rocky Mountain Power giving their approval for vegetation, as described, before moving forward to the 90% design.

Jered Johnson **seconded**. The motion **passed** all in favor.

Beltran Hanger Continued

Cris Child explained that this was previously approved by the Airport Board at the time when the Halverson Center was going to be built across the street. The original plan was that the WW2 theme would fit in with the Halverson Center. As to electrical, there is overhead power that we do want underground, but we do not have the funds for that right now. So, power will be overhead to a pole near there, and underground to the hanger. As for landscaping, Cris noted that we haven't seen any proposals from the applicant, but it

will be maintained since it's the main entrance to the airport for now. Cris feels the hanger will look nice, it has a retro look with a baked-on finish that looks galvanized.

Dave Anderson noted that we don't have many design standards for hangers, but one standard is that hangers have to be repainted a tan color, as everything else is. Dave wonders if that is something we should revisit with this hanger, perhaps it should be tan too. His concern is that this will lead to other applicants coming in and wanting to build galvanized hangers.

Cris Child feels that the tan color doesn't fit the retro look of the building, but we can do that if required. He added that, with the Halverson Center no longer coming in across from this, he's wondering if it's too late to go with a regular hanger style.

There was further discussion regarding the hanger. Cris Child and Dave Anderson feel that the WWII theme doesn't fit anymore and perhaps the applicant could build a different hanger now.

Seth Perrins suggested Cris Child talk with the applicant and Cris agreed to.

Dave Anderson **moved** to continue the proposed Site Plan for the Beltran Hanger.

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

CONCEPT REVIEW

Perry Concept

Brandon Snyder noted the applicant wants feedback on the property off of Highway 6. It's currently zoned C-1 and the General Plan is Mixed Use. The applicant would like to do 12 townhome units with a hammerhead turnaround. That is all the information Brandon has at this point.

Seth Perrins feels the City Council is hesitant to rezone and change the General Plan for higher density, so it'll be interesting to see how this concept plays out. He's not sure what the City Council will feel about townhomes in this location. Dave Anderson added that the neighborhood won't like it.

Jered Johnson pointed out that there will be no access from Highway 6 so they would have to put a cul-de-sac in. The applicant is proposing to bring access in at 3490 East, on that property line, right on the corner of that road.

Chris Thompson feels it's weird that they're proposing pointing the homes away from the nice views and towards Highway 6. They could have nice views. Dave Anderson agreed. he is leery to give any applicant confidence that this property can be developed this way. Chris Thompson agreed.

Kelly Peterson noted that we're working on an easement for this property to relocate our power line.

Dave Anderson concluded that he would have a hard time supporting a change to R-3, which is what would be needed here. Especially with the access issue. That alone is a good reason to not consider this.

OTHER BUSINESS

Gas Station

John Little discussed the gas station at U.S. 6 and Center Street. They want to move the canopy and gas tanks and want to start as soon as possible, even before the Zone Change and Site Plan are approved.

Chris Thompson said if we can move it forward quickly, that would be good, and Dave Anderson noted the biggest issue is zoning, as there is residential involved. We're certain it will be approved, but it takes time. Dave is comfortable with them beginning construction.

Chris Thompson stated that the City Council agreed to trade this property to them, so they could do what they want. Vaughn Pickell noted that they'd be proceeding at their own risk, no matter how slight.

Kim Brenneman noted that the Site Plan that was approved a year ago has expired and Dave Anderson said we can re-approve that. He added that this is one of the few times where a variance is probably warranted. Because of external things that have impacted the property, a variance from our typical setback requirements is appropriate.

Vaughn Pickell said we can do a variance for setbacks, but not use.

Brandon Snyder pointed out there are no setback issues, however, landscaping is an issue. They need to incorporate some landscaping into the site. Dave Anderson said that's the variance, to have no landscaping along Center Street or between their use and the residential use. The council could hear that variance at the time of the Zone Change.

There was further discussion. Dave Anderson concluded that it is fine if they want to put the tanks in. We will discuss landscaping and the Zone Change with them. We can approve an updated Site Plan in the next couple of weeks. Dave feels the City is comfortable helping them get it going even though it's an unorthodox approach for us. Dave asked John Little to get the applicant, and others, together to discuss the matter.

Jered Johnson **moved** to adjourn the meeting at 11:10 a.m.

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

Adopted:

Jessica Burdick
Building Inspection Division Secretary