

Adopted Minutes
Spanish Fork City Development Review Committee
40 South Main Street
Spanish Fork, UT 84660
July 22, 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; Vaughn Pickell, City Attorney; Jason Sant, Assistant City Attorney; Michael Clark, Staff Engineering; Jered Johnson, Engineering Division Manager; Bart Morrill, Parks Maintenance Supervisor; Brady Taylor, Lead Cable Technician; Shelley Hendrickson, Engineering Division Secretary; Kimberly Brenneman, Community Development Secretary; Jessica Burdick, Building Inspection Division Secretary.

Citizens Present: Jake Black, Jesse Brimhall, Randall Harward, David Schiess, Greg Magleby, Jamie Nielsen, David Adams, Andy Spencer, Chad Spencer, Brian Gabler,

Chris Thompson called the meeting to order at 10:03 a.m.

ZONE CHANGE AND PRELIMINARY PLAT

The Ridge Phase 6 and 7

Mike Clark began by discussing the utility loop, sublocal road, the public road and the proposed park strip. The applicants are proposing two feet less of asphalt, and 5-foot planters instead of 8 footers, also, no parking on one side.

Dave Anderson feels eliminating parking on the south and east side makes sense, but he's concerned about the number of driveways. Mike Clark agreed that having no guest parking could become an issue.

Dave Anderson noted projects like this seem to never have enough parking. Dave feels perhaps they need some off-street parking with these phases, and Chris Thompson agreed.

There was discussion regarding the northwest corner of Avery Lane, the roundabout and width of the road.

Kelly Peterson had no issues from Power.

Brandon Snyder discussed several issues. He stated that we need to see the floor plans and the housing product for Phase 7. Also, Brandon noted that the front setbacks are being reduced to 10 feet in Phase 7, and the east side landscaping buffer is different. They currently show no trees, only a sidewalk and a wall. Brandon feels that's not the best for a transition buffer. He continued and noted that Phase 7 has a guest parking requirement so they'll need guest parking there too. Other issues Brandon brought up were how we should handle trash pickup in Phase 7; landscaping requirements; and lastly, an access that needs to be stubbed to the property to the east for easterly access.

Dave Anderson feels this isn't ready to act on today, it needs to be fine-tuned. He is concerned about Phase 7 and how the units on the east side will have their front door facing a wall.

Jesse Brimhall said Phase 7 is the same design as Phase 3. He noted that there will be trees in the buffer zone, they just aren't shown on the plans on screen. Jesse said he'd have his landscaper put those in the plans. Jesse stated that his goal on the east side of Phase 7 is to beautify and dress up the wall with landscaping, etc. It's a tough thing and he wants to maximize what he can.

Dave Anderson said he likes the style, but feels maybe we should do a front load kind of housing there, like in Somerset.

Jesse Brimhall stated that the economies make it hard. As proposed, we can fit more homes in there. It's too difficult, due to the depth of the driveways, for front loads.

Chris Thompson agreed with Dave that Phase 7 is too crowded. He doesn't like that there are no front yards. He added that he is interested in a fire truck turnaround to the south. That could be a big issue. He also has concerns about garbage trucks having to back up.

Jesse Brimhall said these phases use the same design as in Phases 1 and 2, and there haven't been any issues within those phases. He understands the concern, but it does function in those phases.

Dave Anderson said he doesn't think a fire truck will be an issue because the drive is 200 feet long, a truck could back out easily.

Jesse Brimhall noted that in Phase 1 garbage trucks go down every week. Phases 4 and 5 have a cul-de-sac, and with the wind in that area, they couldn't do roll out garbage cans because they would blow all over. There they did dumpsters. But every other phase will have rollouts. Jesse stated he understands the concern with garbage trucks backing out, but we've gone back and forth on this. It is something that is functioning right now.

Chris Thompson reiterated that he doesn't like creating a situation where garbage trucks have to back up and Seth Perrins agreed and said that is a nightmare for the drivers. It is a safety concern because there will be a lot of kids in the area.

There was further discussion.

Seth Perrins suggested we can change the implementation, like not having the garbage cans right in front of the houses. Perhaps the homeowners could wheel the cans to a determined space. We need to avoid the backing up of garbage trucks, especially long distances.

There was further discussion. Chris Thompson feels dumpsters are the answer, for the south units at least.

Dave Anderson **moved** to continue The Ridge Phase 6 and 7 Zone Change and Preliminary Plat.

Seth Perrins **seconded** and there was discussion on the motion.

Jesse Brimhall said they want to get moving on Phase 6, but making some of these changes will be expensive and a challenge. Also, he's going to lose density, it is a concern for him.

Dave Anderson stated that he doesn't like that aspect of the way things are designed here. He likes the style of the building and it will be well received, it's a good product so he's warming up to it. But we need a minor tweak and button it up before we put it on the Planning Commission's agenda.

Jesse Brimhall said they'll address the redlines, parking, dumpsters and landscaping and get it right. He asked if he can delay this until September but be on the agenda asap?

Dave Anderson agreed and said that's the idea. Brandon Snyder noted the redlines were sent in June. Jesse asked for the requirements discussed today, he would like them written down.

Jesse Brimhall discussed the landscaping design, and a variance for the amount of landscaping required. And Dave Anderson said we can look at something.

The motion **passed** all in favor.

PRELIMINARY PLAT

Willowbrook Commercial

Brandon Snyder had no issues from Planning.

Mike Clark noted some storm drain issues. He noted this plat is just bringing the stubbed road in and site plans will come in for the individual lots. Mike is concerned as to who will maintain the property as it is a large property, with a lot of water.

David Scheiss was here for this project. He said he and David Adams are discussing this and they'll come together to discuss it more. Chris Thompson said we want to see more information regarding storm drain and maintenance, and there was further discussion. David Scheiss said that David Adams has done a lot of studies and he is comfortable that the ground will handle all the water.

Mike Clark noted that the storm drain design has to show it can handle a 100-year storm. It will need to be specific and meet LID requirements.

Kelly Peterson said they need to work with all the clearances around the transmission lines. The soil is very wet, so when a storm drain is put in, it can't affect the existing structure.

There was further discussion.

Brian Gabler stated that he is aware that Lot 5 will have to manage its own water, and it'll be a detention basin.

Seth Perrins asked whether these units will be medical offices.

The applicant said that was the original intent, but with today's world and how it's changing, he's not sure if medical offices will work anymore.

David Schiess stated that he is still exploring options of how the property will develop whether it will all be office space or another type of use.

Chris Thompson asked about the walking trail and making sure there was a continuation from the Canyon Creek Commercial Development.

There was discussion of the future trail and the anticipated construction. It was determined that it would be finalized in future applications.

Brian Gabler stated that on the Site Plan for lots 1 and 2, part of the landscape plan would include a landscape buffer.

Seth Perrins requested that the applicant be in communication with regard to the landscape buffer on the north between this development and the City property.

David Schiess stated he would like to have the property built as medical office space. The future of general commercial office is more of a risk with how the current workforce environment is with more businesses allowing work from home options.

Dave Anderson **moved** to recommend the Willowbrook Commercial Preliminary Plat be approved to the Planning Commission based on the following condition:

Condition:

1. That the applicant provide a Stormwater Maintenance Agreement.

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

MINOR PLAT AMENDMENT

Expressway Business Park Condo Phase 3

Michael Clark asked why the Minor Plat and Site Plan are not on the agenda in conjunction.

David Adams stated this is a process the Utah County recorder has instructed him to go through to remove the condos that were never constructed from the condo association. The new plat will establish the new condos.

Chris Thompson asked how the maintenance of the roads will be worked out.

David Adams stated he has an agreement with the HOA on how those roads will be maintained.

Brandon Snyder stated that 1060 North will remain in the Expressway Business Park Plat and be maintained by the HOA, as indicated with the documents submitted with the application.

Dave Anderson stated that there is some outside storage that is being utilized that he has discussed with David Adams and the time is approaching when that needs to be addressed.

Dave Anderson **moved** to approve the Expressway Business Park Condo Phase 3 based on the following condition:

Condition:

1. That the applicant provide a copy of the Road Maintenance Agreement with the HOA.

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

SITE PLAN

JJ's Machine Shop

Michael Clark stated there are no concerns from the Engineering Department. All the utilities are on site, they just need to be connected. The main thing to work through would be the landscaping and the power size.

Brandon Snyder stated that there is a retention basin shown on the landscape plans and the plat, but on the grading, it is shown differently. The calculations work, but the plans just need to be consistent.

Dave Anderson **moved** to approve the JJ's Machine Shop Site Plan based on the following condition:

Condition:

1. That the applicant addresses the consistency of the retention basin.

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

TITLE 15 AMENDMENT

Title 15 Amendment

There was discussion that staff does not need to spend much time on this and it should be left up to the discretion of the Planning Commission and City Council.

Dave Anderson **moved** to recommend to approve the proposed Title 15 Amendments to the Planning Commission.

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

OTHER BUSINESS

174 South Main Street

Dave Anderson stated that the potential buyer of the property has concerns with constructing a parking lot to provide the required off-street parking if it were converted from a residential dwelling unit to an office. The direction that the buyer is looking for is the likelihood of the application being approved for using the existing driveway to the home as parking, without having to add any additional off-street parking.

Jamie Nielsen is wishing to purchase the property and stated that her intent of the property would be to operate with only 3 employees working in the office and any additional employees would work from their home. She is content to have her business license tied to the improvements, if it is sold or the business use changes. There are no public members that visit the office. This could be a good opportunity for her and the business, but adding the parking lot is the make or break.

Dave Anderson has reservations of cutting deals from property to property and deviating from the required standard. He can see both sides of the dilemma and is on the fence with the best action to move forward with. The property owner did take some steps to get the home ready for an office use by updating the interior of the home, but they have only taken a few steps in making those changes.

Seth Perrins appreciates the request and comments made. The tie to the business license is less of a useful tool than as initially thought with similar situations in town.

Brandon Snyder stated there is more than one requirement that needs to be reviewed; use, required parking, and how the access to the parking will be completed.

Chris Thompson stated that there needs to be a path created for accessibility for the whole block as it develops and consolidation of driveways with the development.

Vaughn Pickell stated that a reasonable ask with development is completing the improvements needed like parking and access.

Dave Anderson summarized that it does not seem like staff has very strong feelings one way or the other. He thinks this is something that should be taken to the Planning Commission for review. The idea would be the application for a Development Enhancement Overlay would be applied for.

Chris Thompson stated that a compromise could be creating a shared drive, but maybe not taking the fence down all the way back.

Jamie Nielsen stated that she really doesn't want to open up her business and property to the adjacent apartment complex.

Sprinkler Supply

Dave Anderson stated that last week in discussion about the proposal the takeaway was that the next step would be a Preliminary Plat approved allowing for a Site Plan application to then be submitted and approved.

Randall Harward stated that he is not ready to develop all the land and doesn't want to put money into development when he is not sure how the economy will evolve. He explained that 1400 North will continue to 300 West. In speaking with his engineer, he would be

willing to donate the right-of-way for lot 4 to the city and help participate in the improvements of lot 3 for the Sprinkler Supply site.

Chris Thompson stated that the City cannot approve a Preliminary Plat when the roads are not shown to be completed and improved. The next step needs to be a complete Preliminary Plat of the property.

Randall Harward asked if a solution to the development and roadways needs to be addressed now.

Chris Thompson stated that yes, a solution needs to be provided at this time so that the traffic engineering standards can be reviewed and approved. The next step needs to be a Preliminary Plat application.

Seth Perrins stated a problem is created when the applicant does not look to the future and sells property that may not be contiguous or not have all the plans drawn out. Developing in such a manner eventually ties the property owners' hands as those one-off development parcels solidify plans and can create issues in the future.

Chris Thompson stated that connectivity of 1400 North and 1600 North become more important as improvements are made and cul-de-sacs are not a solution.

Dave Anderson stated that having developments on dead-end roads really limits the further development of those businesses.

Chris Thompson stated that the area is an industrial and quasi commercial area, but the uses would most likely generate semi-truck traffic and they really do not navigate cul-de-sacs well.

Dave Anderson moved to adjourn the meeting at 11:53 a.m.

Adopted

Kimberly Brenneman
Community Development
Department Secretary