

Adopted Minutes
Spanish Fork City Development Review Committee
February 24, 2021

Staff Members Present: Chris Thompson, Public Works Director; Seth Perrins, City Manager; Dave Anderson, Community Development Director; Brandon Snyder, City Planner; Jake Theurer, Electric Superintendent; Tom Cooper, Electric Utility Planner; Vaughn Pickell, City Attorney; Michael Clark, Staff Engineering; Jered Johnson, Engineering Division Manager; Bart Morrill, Parks Maintenance Supervisor; John Little, Chief Building Official; Shelley Hendrickson, Engineering Division Secretary; Kimberly Brenneman, Community Development Secretary; Jessica Burdick, Building Inspection Division Secretary.

Citizens Present: Larry Tanner, Andy Spencer, Sam Gustafson, Dale Bennett, Chantelle Thompson, Brain Gabler.

Chris Thompson called the meeting to order at 10:02 a.m.

MINUTES

January 6, 2021

January 20, 2021

January 27, 2021

No one had been able to review the minutes.

Dave Anderson **moved** to continue this item.

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

SITE PLAN

Canyon Creek Phase 6 Building 6.3 Amended

Dave Anderson explained that the applicant has asked that this be withdrawn. No action was taken.

FINAL PLAT

Canyon Creek Business Park

Brandon Snyder noted that this plat will split off the north third of the property into a separate lot.

There was discussion regarding public improvements and when those should be made to Canyon Creek Parkway, with which plat or phase, and discussion regarding when the City should collect any bonds or fees for utilities.

Mike Clark asked whether now is the time to get the improvements done, or money escrowed, or do we push it down the road?

Dave Anderson feels those items would come with the next Site Plan for Phase 2. We have already approved Phase 1 as is with conditions. Any additional improvements required will come with the next Site Plan. That is the applicant's understanding, and they are designing phase 2 right now.

There was further discussion regarding past projects and how they were dealt with.

Chris Thompson feels the concern is that if we put off public improvements until the end, the last project can't be completed until the City completes the improvements, and that creates a hardship on the City.

Jered Johnson suggested the applicant pay cash in lieu for lot 2, and put off improvements until they build the building on lot 2.

There was further discussion.

Andy Spencer explained that it is Woodbury's point of view that when they have a subdivided lot, they receive the benefit of the Pioneering Agreement, and payback should come from that point. Andy feels what they've had to pay, and what the applicant here has to pay is disproportionate.

Sam Gustafson stated that when they first came to buy this property, they came to other City parties and talked about what the future plan was. Their plan is to develop 15 acres with the first building. They have spent \$600,000 on 1950 North improvements and they received reimbursement from the other two landowners for their share of that road. Mr. Gustafson stated they want to phase this project and this item is Phase 1, consisting of the

existing building, then they'll do phase 2. Originally, they weren't going to put in a lot of the infrastructure, but they did. In fact, they've spent an extra \$100,000 to improve it so whoever comes in will receive benefits from it. Mr. Gustafson continued, they don't build the buildings to sell them, they operate them and this is financed such that they do this one phase at a time. So, for them to have to put in all the pioneering improvements being requested, that is impossible for them.

Dave Anderson feels this has been a great addition to the area, but there are two issues. First, there's the conversation they had last week about when Canyon Creek Parkway develops. They know they'll have to put in curb and gutter, and sidewalk eventually and there's a practical way to make sure those get done, even before the project is done. Also, Dave continued, Mr. Gustafson is obligated to reimburse another developer, who preceded them, for a portion of improvements that they made. The question is when do we require that.

Mr. Gustafson said he understands that and he was aware that he has to reimburse the original developer. But the idea from the beginning is that the improvements would be phased.

Dave Anderson stated that we will issue Certificates of Occupancy, Business Licenses, etc., as soon as the improvements that are being worked on now are completely finished, and the plat is recorded. As to the second building, the previous developer is due for some reimbursement for their previous improvements.

Vaughn Pickell stated that the connectors agreement says reimbursements come when the physical development happens.

There was further discussion.

Dave Anderson asked about creating a community reinvestment area for the property and take the tax increment and use it to pay for roads, or give it back to the developer.

Vaughn Pickell feels that could be a possibility, if it benefits that project area.

Chris Thompson said an RDA could be an option. Taxes could be collected and put towards the road improvements in this area.

Seth Perrins agreed but that seems difficult, getting an RDA for this area.

There was discussion.

Seth Perrins thinks we should continue this item. He stated that we need to figure this out internally. These guys are doing a great project and this is a pioneering on top of a pioneering agreement. The applicants do have the advantage of Canyon Creek Parkway and Market Place Drive, but also, they built another road that was very important. So, they are pioneers too. But Seth is concerned and we have some issues going around and everyone has valid points.

Vaughn Pickell **moved** to table this item.

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

ZONE CHANGE

Sunroc Industrial

Dave Anderson explained this application is just to do with the use of their property, which is 40 acres. In 2019 we created a new overlay zone that would allow for Sunroc to relocate their Arrowhead Trail operations to a site north of the airport. The only way they can do what they want to do, which is to crush material, screen material, store material (reclaimed concrete, asphalt, native material) is the Aggregate Transportation, Storage and Reclamation Overlay. The concern is traffic noise and dust. This should operate as inconspicuously as possible. Dave noted this project is on for the Planning Commission and City Council next week. The site has to get approval and get developed before their Arrowhead Trail site can be shut down.

Seth Perrins feels as long as the conditions with the overlay are in place, he is comfortable applying the overlay here, as long as those conditions are met.

Dave Anderson agreed and stated that a big source of dust is from traffic on unpaved surfaces and they show that they'd have a paved route for their trucks, but there's still a lot of the site that's not paved. Also, they will put in a wall around the site, except along the frontage on 1150 West.

Dave Anderson **moved** to recommend the proposed Sunroc Industrial Aggregate Transportation, Storage and Reclamation Overlay Zone be approved subject to the condition that the applicant demonstrates that the site can accommodate the proposed use without impacting the adjacent properties and that the applicant has employed

adequate conditions to ensure compatibility with surrounding uses and future development in the area.

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

PRELIMINARY PLAT

Quiet Valley

Mike Clark noted there are a few items to discuss. But as far as utilities go, they're in a good spot. Some of the smaller roads proposed within the development don't meet our standards right now.

There was discussion regarding roads, private allies and driveways using the site on screen.

Dave Anderson feels they have to do 20-foot driveways, so we can maybe narrow the drive isles and Mike Clark agreed.

Mike Clark suggested that they not be allowed to put their garbage cans out in front of their homes, but roll them out to a designated area.

Chris Thompson suggested they adjust their plans and show 20-foot drive, 20-foot drive isle, then 20-foot drive. That is best. He noted we'll have to add to our standard to allow for this.

Dave Anderson suggested not changing the standard, but adding this an option. Chris Thompson agreed.

There was further discussion regarding roads and parking issues within the Preliminary Plat and the pump track, which could attract a lot of City-wide residents.

Larry Tanner stated the bike track is not meant for the entire city, it is a private amenity, so maybe limiting extra parking will be useful to limit the extra use. It will be HOA owned and maintained so policing could be an issue. They could require a pass or something.

There was discussion regarding garbage. Seth Perrins said if a truck can drive thru without backing up, they can do that, but he doesn't want them to have to back up.

There was discussion regarding the connector roads and traffic.

Dave Anderson **moved** to continue this item for one week. He then reminded Larry Tanner that they need more detail regarding amenities and specific plans, elevations etc. Those are items that need to be looked at more thoroughly for the Planning Commission meeting.

Vaughn Pickell asked for a draft of the Development Agreement. Dave Anderson noted that, in this case, because we need the Zone Change to happen regardless of who develops here. He'll make an agreement part of a Preliminary Plat approval. Vaughn agreed.

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

Seth Perrins **moved** to adjourn the meeting at 12:07 pm. All in favor.

Adopted: April 21,2021

Jessica Burdick
Building Inspection Division Secretary