



Wednesday, October 20, 2021
Development Review Committee

DEVELOPMENT REVIEW COMMITTEE AGENDA

PUBLIC NOTICE is hereby given that the Development Review Committee of Spanish Fork, Utah, will hold a regular meeting in the City Council Chambers at the Spanish Fork City Office Building, 40 South Main Street, Spanish Fork, Utah, commencing at 10:00 a.m. This meeting is not available to attend virtually.

1. Approval of Minutes

Subject **A. August 18, 2021**

Meeting Oct 20, 2021 - Development Review Committee

Category 1. Approval of Minutes

Access Public

Type Action, Minutes

File Attachments
[minutes.drc.8-18-2021.pdf \(584 KB\)](#)

Subject **B. September 15, 2021**

Meeting Oct 20, 2021 - Development Review Committee

Category 1. Approval of Minutes

Access Public

Type Action, Minutes

File Attachments
[minutes.drc.9-15-2021.pdf \(1,782 KB\)](#)

Subject **C. September 22, 2021**

Meeting Oct 20, 2021 - Development Review Committee

Category 1. Approval of Minutes

Access Public

Type Action, Minutes

File Attachments
[minutes.drc.9-22-2021.pdf \(1,764 KB\)](#)

2. Final Plat Amendment

Subject	A. ANELA TOWNHOMES PLATS A AND B AMENDED. The applicant requests amending the proposed fencing for the north property lines in Final Plats A and B located at approximately 920 North 1270 East.
Meeting	Oct 20, 2021 - Development Review Committee
Category	2. Final Plat Amendment
Access	Public
Type	Action, Discussion

3. Concept Review

Subject	A. AGGIE-SEEFRIED. The concept involves a proposed industrial development located at approximately 750 West 3800 North.
Meeting	Oct 20, 2021 - Development Review Committee
Category	3. Concept Review
Access	Public
Type	Discussion

File Attachments
[siteplan.concept.aggie-seefried.10-7-2021.pdf \(1,332 KB\)](#)

Subject	B. MILESTONE HOLDINGS. The concept involves a proposed industrial development located at approximately 3475 North Main Street.
Meeting	Oct 20, 2021 - Development Review Committee
Category	3. Concept Review
Access	Public
Type	Discussion

File Attachments
[plan.concept.milestoneholdings.10-14-2021.pdf \(2,244 KB\)](#)

4. Transportation Master Plan

Subject	A. TRANSPORTATION MASTER PLAN.
Meeting	Oct 20, 2021 - Development Review Committee
Category	4. Transportation Master Plan
Access	Public
Type	Action, Discussion

File Attachments

[TMP CC Memo - Oct 2021.pdf \(737 KB\)](#)

5. Adjourn

Draft Minutes
Spanish Fork City Development Review Committee
40 South Main Street
Spanish Fork, UT 84660
August 18, 2021

Staff Members Present: Chris Thompson, Public Works Director; Seth Perrins, City Manager; Dave Anderson, Community Development Director; Brandon Snyder, City Planner; Kimberly Brenneman, Community Development Secretary; Vaughn Pickell, City Attorney; Walter Bird, Assistant City Attorney; Michael Clark, Assistant City Engineer; Jered Johnson, Engineering Division Manager; Shelley Hendrickson, Engineering Division Secretary; Zach Hendrickson, Outside Plant Manager; Jake Theurer, Power and Light Superintendent; Garet Elmer, Power and Light Assistant Superintendent; Bart Morrill, Parks Maintenance Supervisor. John Little, Chief Building Official.

Citizens Present: Sam Keel.

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

MINUTES

August 4, 2021 and August 11, 2021

Seth Perrins **moved** to approve the minutes of August 4, 2021 and August 11, 2021.

John Little **seconded** and there was no discussion on the motion.

FINAL PLAT

Vista View Phase III.

The proposal involves creating 77 residential units for development located at 2350 East 750 South.

Brandon Snyder said that he put meeting the revised landscaping requirements as redlines in the staff report.

Seth Perrins asked about timing for the project.

Chris Thompson suggested October was the timeline, according to his understanding.

Dave Anderson **moved** to approve the proposed Vista View Phase 3 Final Plat based on the following findings and conditions:

Findings:

1. That the application conforms to the City's General Plan Designation and Zoning Map.
2. That the application is consistent with the approved Preliminary Plat.

Conditions:

1. That the applicant meets the City's Zoning requirements and Construction Standards.
2. That the applicant addresses any redline comments in Citizenserve.

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

Vista View Phase IV.

The proposal involves creating 110 residential units for development located at 2350 East 920 South.

Dave Anderson **moved** to approve the proposed Vista View Phase 4 Final Plat based on the following findings and conditions:

Findings:

1. That the application conforms to the City's General Plan Designation and Zoning Map.
2. That the application is consistent with the approved Preliminary Plat.

Conditions:

1. That the applicant meets the City's Zoning requirements and Construction Standards
2. That the applicant addresses any redline comments in Citizenserve.

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

ZONE CHANGE & PRELIMINARY PLAT

Cedar Heights Zone Change and Preliminary Plat

The proposal involves changing the current zone from R-1-6 to R-1-6 with the Infill Overlay in conjunction with the subdivision of a single residential parcel into two residential lots located at 311 South 500 East.

Brandon Snyder began speaking about the subject, saying that the size of the property makes it too small to subdivide according to code. However, a Zone Change to R-1-6 with Infill Overlay would allow for two individual single-family lots on the property.

Mr. Snyder continued to describe fencing, timing and some additional issues regarding the property proposal.

Seth Perrins asked what the applicant has done to merit an Infill Overlay approval.

Brandon Snyder then showed on the screen the proposed home and explained that in his opinion it merits the Overlay approval because of the improvements of siding, fencing, etc. that the applicant has made or proposed in the plan.

Mr. Snyder then showed the homes directly across the street and pointed out the home's advantages. He stated that the new homes would be built with the city's expectations being that the design, and landscaping would follow the example of these other properties.

Dave Anderson spoke more about the actions that the applicant has taken to merit the Infill Overlay approval. Mr. Anderson spoke to the purpose behind Infill Overlay. Which is to match similar features of surrounding properties.

Mr. Anderson feels that this bar has been met in the proposal and recent updates for this property plan.

Seth Perrins said that he feels the adjustments are temporary in nature rather than permanent, which makes him uncomfortable granting the Overlay approval. Mr. Perrins feels that architecture should see some fundamental changes before it qualifies for the Infill Overlay approval and thus the addition of another dwelling structure being built on the divided property.

Chris Thompson suggested that a siding adjustment to the dwelling proposal could make it more appealing.

Seth Perrins stated that he feels fine about the new home, but he would like to see an adjustment to the existing home before he recommends it to the City Council.

Sam Keel the applicant addressed the Committee explaining the background and prior deterioration of the property. Listing the updates including: siding, roofing, the outside of the wall, flooring, carpet, rain gutters, doors, garage doors, plumbing, etc. Mr. Keel stated that in his experience, before the updates the house would have likely remained a rental. But now it will be sold to a young family rather than being rented.

Dave Anderson said that the siding is an issue according to the standard of approval.

Seth Perrins expressed his appreciation for what Mr. Keel, the applicant, has accomplished on the existing home so far.

Dave Anderson suggested a continuation of the discussion for a future meeting pending a building inspection and some other external update recommendations.

Dave Anderson **moved** to continue the proposed Cedar Heights Zone Change and Preliminary Plat based on the lack of a building inspection for the plumbing etc. and some possible adjustments to the outside of the structure.

Mr. Anderson desired to continue the discussion after these issues are addressed and conversations have taken place.

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

Dave Anderson moved to adjourn the meeting at 10:40 a.m.

Adopted:

Nathan Read
Management Intern

Draft Minutes
Spanish Fork City Development Review Committee
40 South Main Street
Spanish Fork, UT 84660
September 15, 2021

Staff Members Present: Chris Thompson, Public Works Director; Seth Perrins, City Manager; Dave still, Anderson, Community Development Director; Brandon Snyder, City Planner; Kimberly Brenneman, Community Development Secretary; Vaughn Pickell, City Attorney; Michael Clark, Assistant City Engineer; Jered Johnson, Engineering Division Manager; Shelley Hendrickson, Engineering Division Secretary; Zach Hendrickson, Outside Plant Manager; Jake Theurer, Power and Light Superintendent; Garrett Elmer, Power and Light Assistant Superintendent; John Little, Chief Building Official; Ashlin Turcsanski, Deputy Recorder.

Citizens Present: Jess Earl, John Smiley.

Chris Thompson called the meeting to order at 10:06 a.m.

PRELIMINARY PLAT

NORTH POINT PROPERTIES PLAT A

Brandon Snyder stated that this proposal is pretty straightforward with no major issues.

Michael Clark explained that the plans submitted by the applicant show a sewer line existing on Main Street, but that sewer does not actually exist at the moment. The applicant would need to run a sewer line up to all the properties from Main Street. Michael also stated that part of the motion is to have that sewer line up to all three lots, and the main purpose of this discussion is to clarify that while the applicant's proposal shows that the sewer line does exist; that it actually does not.

Chris Thompson asked Michael Clark if adding the sewer line to Main Street was the only comment he had on this subject.

Michael Clark answered that yes it was.

Chris Thompson asked if the applicant was here to speak on the matter.
No applicant was present.

Dave still, Anderson **moved** to recommend approval of the proposed North Point Properties Plat A Preliminary Plat to the City Council based on the following finding and conditions:

Findings:

1. That the application conforms to the City's General Plan Designation and Zoning Map.

Conditions:

1. That the applicant meets the City's Construction Standards.
2. That the applicant address any redline comments in Citizenserve.

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

CONDITIONAL USE PERMIT

HIGHWAY 6 2021 CELL TOWER MODIFICATION

Dave addresses Anderson explained that this modification is very easy because of its location. Nothing with the Cell Tower is being changed on the ground, only in the air.

Brandon Snyder added that this modification includes swapping out some antennas and equipment, and upgrading some equipment on the ground.

Dave addresses Anderson stated that most people will not notice the change.

Dave addresses Anderson **moved** to approve the proposed Highway 6 2021 Cell Tower Modification Conditional Use Permit based on the following finding and conditions:

Findings:

1. That the application conforms to the City's General Plan Designation and Zoning Map.

Conditions:

1. That the applicant meets the City's Construction Standards.
2. That the applicant address any redline comments in Citizenserve.

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

ZONE CHANGE

300 NORTH DUPLEX ADDITION

Brandon Snyder stated that this Zone Change is southeast of the Cottages, at about 300 North and 500 East.

Jake Theurer entered at 10:13 AM.

Brandon Snyder explained that the applicants are requesting a rezone to R3. This Zone Change would allow additional duplex to be built in the rear of the existing property. This requires a zoning change which is consistent with medium plan density.

Brandon Snyder continued to explain that his only request is that we get a little more information on the proposed duplex before it goes to the Planning Commission. The proposed design shows that each duplex would have an additional garage and parking stalls added, which would meet the City's parking and garage codes.

Brandon Snyder stated that the proposed design shows a change in the exterior of the new duplex materials compared to the older duplexes.

John Smiley explained that they tried to change the concept of the new duplexes to match the older duplexes already on the property, but this change in design has not yet been reflected on the elevation map.

Michael Clark stated that there are no questions or comments from Engineering at this time.

Brandon Snyder mentioned that the overhead power on this property would need to be rerouted.

Seth Perrins addressed John Smiley and explained that there is a wall along the property that has still not been changed. Seth Perrins mentioned that a previous requirement of this project was to switch out that wall, and that he doesn't know if he can recommend a new project if an old project still has not been finished.

Dave addresses Anderson added that there is some bond money left for that project.

Seth Perrins stated that changing the wall needs to be done and recommends that the old project be finished before a new project is approved.

Vaughn Pickell stated that one way to do this is to recommend the approval of this Zone Change with the requirement that the boundary wall project be completed.

Seth Perrins mentioned another issue that might come up in this Zone Change is on street versus in property parking. Elected officials will ask about the availability of parking in house versus on the street, so how you will be handling the parking situation will be something they will want to see.

Dave addresses Anderson agreed with Seth Perrins that talking about parking requirements has become a regular conversation. This particular project exceeds the City's parking requirements.

Seth Perrins added that the parking issue may not necessarily be in this project, but it is something that is going to come up.

Dave addresses Anderson stated that sometimes parking on the streets is a really great way to provide parking in a development.

Vaughn Pickell asked if an additional parking spot could be added at the North end of the property?

Seth Perrins answered Vaughn Pickell's question by saying that you would lose landscaping area if you added a parking spot at the North end.

Dave addresses Anderson explained that the parking that developers are required to provide isn't lined. It is generally regarded as a normal thing for people to be able to park on the street. Dave Anderson added that with the current state of this project he is comfortable with the idea that there is additional guest parking on the street.

Seth Perrins stated that parking Accessory Dwelling Units is one of the top 10 issues that come with ADU's.

Dave addresses Anderson asked when the last time the Community Development office received a complaint about parking at an ADU?

Kimberly Brenneman answered Dave addresses Anderson's question and said that she has never received one.

Dave addresses Anderson stated that the frequency of these complaints is low, and when we do receive them, we take them seriously. Dave Anderson added that the parking issue is something we are aware and conscious of.

Chris Thompson asked John Smiley if it is his intent to re-landscape the whole property?

John Smiley answered Chris Thompson's question and said yes.

Dave addresses Anderson further explained that existing structures on this development, like parking covers, will need to be worked on. How these exterior structures look will make all the difference, and the applicant should focus on making sure that what is built new is tied into what is old. Dave Anderson asked John Smiley what he is planning on doing to incorporate these two different duplex designs together?

John Smiley answered Dave Anderson and explained that he has been talking with the designer at Arive Homes on what to do with the older buildings and how to change the look on them.

Dave addresses Anderson replied to John Smiley and said that the Planning Commission will most likely spend lots of air time discussing these design plans, and if you can show exactly what you are proposing it will make the conversation with them a lot more effective.

Dave addresses Anderson also explained that this proposal is really a High Density proposal not Medium Density like the General Plan calls for. Dave Anderson

continued to say that he is comfortable deferring to the Planning Commission to ask them what makes the most sense for this site.

Chris Thompson asked if a 12 unit per one acre development is allowed in the medium density zones?

Dave Anderson answered Chris Thompson's question and said that it is allowed in the R3 Zone.

Seth Perrins asked the applicant what he is doing to the site to merit the additional units? Seth Perrins added that he likes the design option, but he does think the columns on the patio and garage structure are in danger of being hit. Seth Perrins continued to say that before he recommends the Infill Overlay be allowed, he wants to know what is happening to the project as it is today to enhance it?

John Smiley replied to Seth Perrins' questions that behind the current fence on site is just a weed patch.

Dave addresses Anderson spoke to John Smiley and stated that he should talk another week or so to work with his design partners to bring some sort of proposal for what is happening on the existing duplexes. Dave Anderson asked if he could have something by the 22nd or 19th of September to discuss?

John Smiley replied to Dave Anderson and let him know that he would talk to his designer to see what they could create.

Dave Tarczewski Anderson **moved** that they **continue** the 300 North Duplex Addition Zone Change discussion until John Smiley can work on some proposed design changes and details, and address some of the concerns mentioned today.

Seth Perrins **seconded** the motion.

CONCEPT REVIEW

WILLOWBROOK

Brandon Snyder stated the applicant was unable to make it today and asked if there were any general comments for this concept.

Dave Tarczewski Anderson explained that this proposal involves an industrial development involving a couple of smaller sized buildings. The demand for this kind of space is extremely high and would allow multiple users to utilize the spaces. Dave Anderson continued to explain that they would prefer to see the space used otherwise, but he is just explaining in his best words what the current applicant has presented on what he would like to do. Dave also added that with this sort of industrial development we would have to anticipate some larger truck traffic in the development and on the nearby roads.

Seth Perrins asked if we had talked with the applicant about possibly changing the zone of the development?

Thompson also asked what the current zone is.

Brandon Snyder replied to both Seth Perrins and Chris Thompson and said that the current zoning is Industrial-1.

Dave Anderson continued Anderson stated that we have approved a Preliminary Plat for this development. It is still in the early stages of development to be worried about losing an opportunity for potential office development.

Seth Perrins expressed that he doesn't like the industrial truck traffic increase coming from a 130,000 square foot building.

Dave Anderson continued Anderson asked Pickell there is anything the City can do. The applicant has given us a concept plan for us to review, not take any action on at this point. Dave Anderson would like to know if we issued a Zone Change what the applicant might do in response.

Vaughn Pickell answered Dave Anderson and said that the applicant might challenge us, but the City is allowed to do Zone Changes.

Seth Perrins expressed his opinion about this concept and stated that he does not like it. Seth Perrins added that this concept feels like a complete shift from what we have talked about with them before.

Dave city Anderson explained that the applicants are looking for comments and feedback, and the only avenue the City has to compel change right now is to talk about changing the zoning and try to negotiate something different with them. Dave Anderson expressed that there is some office type warehouse development that would be a really good fit for this site. It would generate more traffic than a medical practice might, but I think those are our options at this point.

Seth Perrins stated that with a hospital nearby there is a demand for more medical type buildings, and there is an exclusion on land owners nearby that limits this type of building. When the applicants first came to us, they asked if we would consider this area for more than just industrial zoning. It is zoned industrial but has a lot of retail like uses. The nature of it makes sense from a zoning perspective, but for me it is the only area where I can have a medical office. So, for me losing a potential spot for a medical office is a big deal.

Dave Anderson expressed Anderson replied that the best option now would be to have a proposed Zone Change on the DRC agenda for next week.

Vaughn Pickell said that Brandon Snyder asked if we could even bring it up at a City Council Meeting.

Brandon Snyder asked if that would meet our requirements for initiating that change?

Dave Anderson expressed Anderson explained that the right kind of industrial development could make sense in this area, but that for him it is more about losing a potential site for something more needed. Dave Anderson asked if we could have a discussion with City Council next week to see if it is something they have an opinion on?

Vaughn Pickell replied to Dave Anderson and said that it would need to be a separate agenda item.

Seth Perrins added that there should be a discussion with the applicant as well.

Dave Anderson asked Anderson stated that he appreciated the opportunity to talk things through. Dave Anderson added that the applicant would also like to be involved in a similar conversation and will be at DRC next week to do so.

OTHER BUSINESS

CENTRACOM

Dave Anderson added Anderson explained that we allow facilities for municipal services in a lot of our zoning districts. This is the Oak Crest site. It looks like the lot is vacant, and Centracom has approached us about putting some equipment there for some kind of communication service. It would be in part of the Oak Crest parking lot. Some temporary or portable structure of some kind would be put in. Dave Anderson asked if Jess Earl could describe what and why Centracom is wanting to do this.

Jess Earl replied to Dave Anderson and explained that long term Centracom is wanting to build south of the vault and are looking for something now to get us by. Jess Earl further explained that what Centracom is wanting to build now is a 12' by 30' cement building with a rock wall outside of it, until they can build a more permanent building in seven to ten years. Centracom is hoping to start building in 7-10 years but that is a hope and is not set in stone. After the permanent building is complete, Centracom would pick up and move the temporary building.

Dave Anderson asked Jess Earl what the nature of their business is.

Jess Earl answered Dave Anderson and said that Centracom provides internet to homes and businesses. Centracom has a main office in Fairview, and the vault on this site is one of our main hubs.

Seth Perrins asked Jess Earl if this is an above ground vault.

Jess Earl answered Seth Perrins that yes this would be an above ground cement building. Centracom is planning on cleaning up the grass area, skimming it, and digging it down about ten inches to put down a road base for a good foundation for the building.

Dave Anderson added Anderson stated that this site doesn't look good at the moment. This site hasn't been used in a long time and is in a prominent place in the community. Dave Anderson shared his opinion that a thirty-foot blank concrete wall would not cause any more negative impact that the site already offers to people driving by.

Chris Thompson asked Jess Earl if he could show the committee where Centracom would locate the temporary building.

Jess Earl replied to Chris Thompson and said that the problem that they are facing right now is that all of Centracom's equipment and power boxes are on the South side of US Highway 6. Jess Earl elaborated that this site would work well for Centracom because it makes it easy to get to their manhole and equipment. Jess Earl also added that Centracom thought about putting it behind the Chevron Gas Station but the owner of that Chevron had different plans for that area.

Dave Anderson shared Anderson stated that if there were no concerns it is a straightforward matter of approving the site. Dave Anderson asked what kind of utilities are currently present on this site.

Jess Earl explained that Centracom's administration is going to request 400 AMPS of service, but Jess Earl thinks that is extreme. Jess Earl added that he would suggest requesting a 200 AMP service.

Brandon Snyder stated that one thing to clarify on this is that there is a proposal to put a chain link fence around the temporary building.

Jess Earl replied to Brandon Snyder that yes it would be a cement building with rock on the side. Centracom would be willing to stucco the building if that is something the City wanted, and would offer to put up a vinyl fence as well.

Michael Clark asked what kind of roof the structure would have.

Jess Earl replied that it would have a flat roof. Jess Earl also added that the only reason for the gate is to protect the generator, fuel tank, and building.

Seth Perrins expressed his opinion that he likes that it would be a temporary structure, in hopes that eventually it would go away. Seth Perrins recommended that Centracom spend less on this project so they are more willing to move it in the future. Seth Perrins also asked if it is possible to move the location of the structure closer to the home on the West end of the property.

Jess Earl replied to Seth Perrins and said that the homeowner was not interested in having the building closer to his home.

Dave city Anderson stated that he is leaning towards approving the site if a black vinyl coated chain link fence with no slats is used.

Jess Earl asked Dave Anderson to clarify if the homeowner was insistent about not moving the structure closer, is the site location proposed still okay?

Dave still, Anderson confirmed yes.

Seth Perrins also added that he would prefer if the structure was closer to the home, but the proposed site is still acceptable for him.

Dave still, Anderson explained to Jess Earl that a building permit for either of the two locations on site that have been discussed would be Centracom's next step.

Dave still, Anderson **moved** to adjourn the meeting at 11:11 AM.

Adopted:

Ashlin Turcsanski
Deputy Recorder

Draft Minutes
Spanish Fork City Development Review Committee
40 South Main Street
Spanish Fork, Utah 84660
September 22, 2021

Staff Members Present: Dave Anderson, Community Development Director; Brandon Snyder, City Planner; Michael Clark, Staff Engineering; Walter Bird, Assistant City Attorney; Jackson Dille, Planning Intern; John little, Building Official; Shelley Hendrickson, Engineering Division Secretary; Jake Theurer, Power and Light Superintendent; Tom Cooper, Utility Planner.

Citizens Present: Sam Keele, Dave Schiess, Peter Matsen.

Dave Anderson called the meeting to order at 10:09 a.m.

Amended Preliminary Plat
Swift Creek

Dave Anderson explained that the only change to the plat is the addition of a few lots on the corner of the property by 3400 East.

Michael Clark pointed out the trail on the plat on the screen. There is an 8-foot planter with a 10-foot trail. He believes it would be better to not have the trail run through the cul-de-sac. He also mentioned some property owners don't do a good job maintaining lots that include narrow peninsulas as some of the ones proposed with this plat.

Jake Theurer says they need to update their drawings and address redlines.

Peter Matsen stated that he is confused by the wording of a condition that says the developer must provide low maintenance landscaping on the park strips in the northeast of the property. He would like to know the City's definition of low maintenance and if it is standard to require maintenance of park strips that aren't being developed.

Dave Anderson said that the City requires maintenance of park strips so as to not have them be an eyesore.

Peter Matsen said installing an irrigation system for plants would be problematic because they don't have frontage. If low maintenance refers to use of materials that's one thing, but requiring irrigation would cause them concern.

Dave Anderson mentioned a park strip in another part of the City that has 8-foot weeds. There might not be other development or improvements in the northeast corner for a long time. He asked if it would be ok for there to just be a weed barrier with rock.

Michael Clark stated that the southern portion of the plat is more easily developable, but what they do in the north part will be more permanent.

Another representative for the Swift Creek Development mentioned that they don't own the land in the northeastern section of the property and asked why it should be their responsibility to maintain it.

Dave Anderson stated that it is their responsibility to maintain it because it is the access point to their property.

Seth Perrins said a weed barrier with rock would be fine.

Dave Anderson said no live plants would be needed.

Peter Matsen asked if a mulch could be used.

Dave Anderson said that mulch has not worked well in other parts of the community.

Seth Perrins said some kind of weed barrier and top treatment is fine.

Dave Anderson said the people who can help the most with those details aren't here and they should talk with the Parks Department about this.

Peter Matsen asked if the other side of 400 South would have the same requirements.

Dave Anderson said yes.

Peter Matsen asked if the park strip plans should be submitted as part of the Final Plat submission or submitted separately.

Dave Anderson and Michael Clark answered that it should be included as a condition in the Final Plat submittal.

Peter Matsen asked if the traffic calming measures are currently placed where the City wants them in the plans.

Michael Clark suggested moving one from lot 38 and lot 62 to the upper intersection by 60

Peter Matsen asked if the City wants that level of detail in the final plans.

Michael Clark answered yes.

Dave Anderson asked if there are any other comments.

Seth Perrins moved to recommend approval of the Swift Creek Amended Preliminary Plat subject to the findings and conditions listed in the staff report.

John Little seconded the motion.

Dave Anderson clarified that the wording “low maintenance landscaping” in Condition 6 of the staff report can refer to weed barriers and rock mulch, and should be included in the Final Plat submittal.

The motion passed all in favor.

Zone Change **Cedar Heights**

Dave Anderson explained some complications of the proposal - the lot is small enough that it can only be subdivided if the zoning is changed to include the Infill Overlay Zone. The focus has been on improving the property in a way to meet the requirements of the Infill Overlay Zone. There has been conversation on anything that would make the property better with the second home, such as better landscaping, improving park strips, design upgrades, and changing or removing the chain link fence.

Dave Anderson is particularly concerned about the garage; it was built without a Building Permit and he believes it should be removed so setback requirements can be met. The driveway could be moved from 300 South to 500 East.

Sam Keele stated that the pitch of the roof comes into the garage, and it was made to be a permanent addition to the structure. To remove the garage would endanger the structural quality of the home's east wall. He would not be able to afford the extra time and expense to safely remove the garage.

He mentioned the park strips have been filled in with asphalt and said he plans to pull out the asphalt to beautify the park strips with grass and trees. Because of the size of the house, it is likely to be a rental. They have refurbished the house.

The second lot on the property is just weeds and dirt. There are two outbuildings, and his proposal will be to remove the buildings and build a nice new house to match the pleasant aesthetics of the neighborhood. All parkstrips would be restored to have live landscaping.

Dave Anderson said Sam Keele's proposal doesn't measure up to what other people have done to meet the requirements of the Infill Overlay Zone. Preserving an existing building that is nonconforming has not been allowed before and the vinyl siding on the house is not ideal. He then said that conversely, he is not sure the City will get another bite at the apple. He asked if they, as a committee, want to stake out a position or defer to the Planning Commission.

Seth Perrins is concerned that everything in Sam Keele's project is temporary by nature. The park strips could fall into disrepair again. The only thing permanent is the structures so he would like to see more improvements to the structure other than just vinyl siding. That is his only hang-up. He is happy to push it forward to the Planning Commission.

Dave Anderson said there are no power issues or anything of that nature. He thinks this is a matter of what the City Council and Planning Commission wants for their community. He is fine with passing it along to them.

Michael Clark asked what is the difference here between a typical flip and something that justifies the Infill Overlay. The structure would be the difference between this and something that is just cosmetic.

John Little stated that the proposal is more than just a "flip" because there will be the addition of a permanent structure.

Dave Anderson said if the proposal were two new structures this would be a slam dunk, the existing home is his issue. He believes the home should be razed. His inclination is to make a motion bringing up important points for the Planning Commission to consider.

Dave Anderson made a motion that the project move to the Planning Commission with the understanding the following concerns raised by the DRC be addressed.

1. That the level of improvement the applicant can make or afford to make to the property.
2. The existing structure and setbacks be addressed.
3. The exterior material on the existing home will be reviewed and approved by the Planning Commission and City Council.
4. That the Planning Commission and City Council recognizes the significant opportunity to improve the property and neighborhood with better landscaping in parkstrip and other improvements.

Seth Perrins seconded the motion.

John Little wanted to add that the developer has not submitted a Building Permit application for the improvements that were made to the existing structure, and states that a building permit must be submitted.

Sam Keele said he called the office and was told that because he didn't do any structural change, he doesn't need a permit.

John Little and Sam Keele resolved the miscommunication and Sam Keele said he would call the Building Department again to get the permit.

Dave Anderson said the applicant should apply for the Building Permit and get a building inspection before the October 6th Planning Commission Meeting.

The proposed motion passed all in favor.

Concept Review **Willowbrook**

Dave Anderson explained the proposal shown on screen. It's an industrial building with loading docks. The building may generate significant truck traffic. What Dave Anderson had imagined for the site from a conversation with Dave Schiess was very different from this proposal. The building design and proposal would generate a lot of traffic. He stated, a warehouse office combination is in high demand and is more aesthetically pleasing and feels it would be better for this site. There will be more offices and retail in the area so this specific type of use is not as fitting for the area as other possible light industrial uses

Dave Schiess asked what Dave Anderson has in mind when he speaks about warehouse office combinations.

Dave Anderson said much smaller spaces, divided into warehouses, offices, and retail storefronts. One example would be a project on the west side of I-15 in Springville, it looks more like an office than a warehouse and filled up quickly.

Dave Schiess said the market for smaller spaces like those is less stable due to the nature of the smaller businesses that occupy them. They are looking for something more permanent.

Dave Anderson said that the proposed building would generate unanticipated amounts of traffic.

Dave Schiess asked how the traffic generated by the proposal would be different from the adjacent Lowes.

Dave Anderson said he imagines this would generate hundreds of large truck trips a day on an already busy intersection.

Michael Clark stated that this is a passenger car area and if a big truck comes in it will hugely impact traffic.

Dave Schiess said that there is already similar industrial use in the area just north of the hospital.

Dave Anderson said that the area north of the hospital is a combination of warehouse, office, and retail.

Dave Schiess asked if it's the size of the building that is the problem or the use.

Seth Perrins said this is a significant departure from what they had talked about for the site when the Preliminary Plat was approved.

Dave Schiess mentioned there was discussion of office use.

Seth Perrins mentioned the site has probably been zoned industrial for 20 years, when they started speaking with Dave Schiess they thought there was an understanding that office space was better for everyone than industrial. They were agreeable to a few concepts beyond what was typical, but this proposal is a surprise.

Dave Schiess asked if the zone is still Light Industrial.

Dave Anderson says they wish they had changed the zoning so this wasn't possible. Warehouse retail and office can exist together here, just not heavy industrial.

Seth Perrins said a lot of the area can have no medical office by contract, therefore the City wants to allow for medical office space, or other general office space for the area, not industrial use.

Dave Schiess said the direction before COVID was medical office, but the size of the property cannot be all medical offices, there would have to be other office space as well. It was their understanding that the only medical office competition would be in IMHC property but Woodbury has put orthodontic and chiropractic offices in their nearby retail space. Two things have happened since the discussion about medical office space took place. Due to the pandemic people work remotely and office space is now in low demand, and Woodbury has put medical office space in their development. In Dave Schiess' opinion those things have made office space less viable in this area.

Seth Perrins stated the tenancy rate for office space in Spanish Fork is super high.

Dave Schiess asked Seth Perrins if office space would be absorbed if they built.

Dave Anderson asked Dave Schiess if the City finding tenants for office space would encourage them to build office space there.

Dave Schiess asks if the City would be able to find tenants for the space.

Dave Anderson said yes.

Dave Schiess said they have waited two years to see what would happen with office space demand. His own office is working remotely and they have seen high rates of vacancy in other office spaces around the county. The change in plan from medical office to loading docks is simply a reaction to the change in the market.

Dave Anderson said that he sat through a real estate symposium yesterday and was informed that the demand for office space is high.

Dave Schiess said the loading docks are just an option, if the City does not like the idea, they will go back to the drawing board. However, if the City rezones to only allow only for medical offices, they would have an issue with that. They want to know the City's vision, and they need to be sure the site can be successful and don't want vacancies. They have always wanted to collaborate with the City. He wishes to clarify that they know the process, they don't want to fight the City.

Dave Anderson said they want to work together as well; he wants to reach out to people who have reached out to him about building office space and see if they

would be interested in this site. He agrees with Seth Perrins that once they take this out as office space there's no going back.

Dave Schiess said in the past 20 months they have met with brokers to study what can be successful there. If it is light industrial, he wants to know what is the biggest development they can do so they don't have to worry about refilling small mom and pop clients that can't last.

Dave Anderson said that it would be more feasible to do a different type of industrial use that involves more box trucks than big trailers because that would make the traffic issues easier to solve. Traffic is a hot button issue here and for good reason.

Dave Schiess said he appreciates the feedback and that is why he's here. He wants to clarify the change from office to industrial was not meant as a surprise, it was just due to a change in the market.

Seth Perrins stated that demand for office space is different here and the City is still underserved. Businesses never shut down here, so few people work from home.

Dave Anderson stated another big thing that differentiates Spanish Fork is the city's population has doubled in the last 20 years and office space has not kept up. There are only a few sites that could accommodate office space but many other sites in the City could accommodate industrial use.

Dave Schiess asks if they should meet up to brainstorm ideas for the site.

Dave Anderson said he would love to call people who might be interested in office space for that site and chat about potential uses.

Dave Schiess again emphasized that he wants to work together with the City and better understand how they feel. That is why this exercise of concept review exists, so he appreciates the conversation.

Dave Anderson said he appreciates the conversation as well. He wants to talk to people who might be interested in office space and then consider options.

Dave Schiess thanked the committee for their feedback and time. They will figure out collaboratively the best use for the site. He mentioned that they have owned the site since 1996. He stated that the City is one of the best laid out in the US, everything is located centrally in one area.

Dave Anderson stated that traffic problems due to growth are good problems to have. He said he and Dave Schiess will meet together to talk more about the site.

Seth Perrins said he will be a big cheerleader of this site as an office use.

Dave Schiess asked Seth Perrins if he would be a big cheerleader of industrial use as well and not just office space.

Seth Perrins said he will reserve judgment until he sees the proposal.

TRANSPORTATION MASTER PLAN

Transportation Master Plan Amendments

Michael Clark said UTA has a proposed network of roads in the River Bottoms that all go through one roundabout. The City's contractor ran the model and it doesn't work.

Dave Anderson said he does not envision a busy road on the south side of the river.

Michael Clark said they generally overshoot their plans and then scale them back to what is actually needed. The question is if any roads should go in.

Seth Perrins asked why they need all the connector roads if there is no population in the area.

Michael Clark said the idea is to direct people off Main Street.

Dave Anderson said the more they talk about directing traffic off Main Street, the more he appreciates the problem.

Michael Clark said they have thought of solutions ranging from the not so extreme to the very extreme.

Discussion ensued about different options for routing, speed limits in the area, and how to direct southward traffic away from Main Street.

ANNEXATION

J-6

Dave Anderson explained where the site is and asked if anyone has any concerns with an annexation of the site.

Michael Clark brought up that it should be considered whether or not the airport runway would ever be extended north, due to how close it is to the proposed annexation area and how it could affect development.

Dave Anderson said the potential users of the site are not likely to exceed height requirements. He said if anyone has concerns, they can give him a call.

OTHER BUSINESS

Dave Anderson said that there have been concerns with the DRC process. Sometimes when a development passes, they think they have been approved when they still have multiple redlines and conditions to meet. Sometimes it can be months until they are actually ready to build after the DRC so they feel the City is holding them up and get frustrated with staff.

Discussion ensued regarding DRC procedures, how developments are vetted for the meeting, and whether or not it would be better for the City to require all redlines and conditions to be met before the DRC meeting.

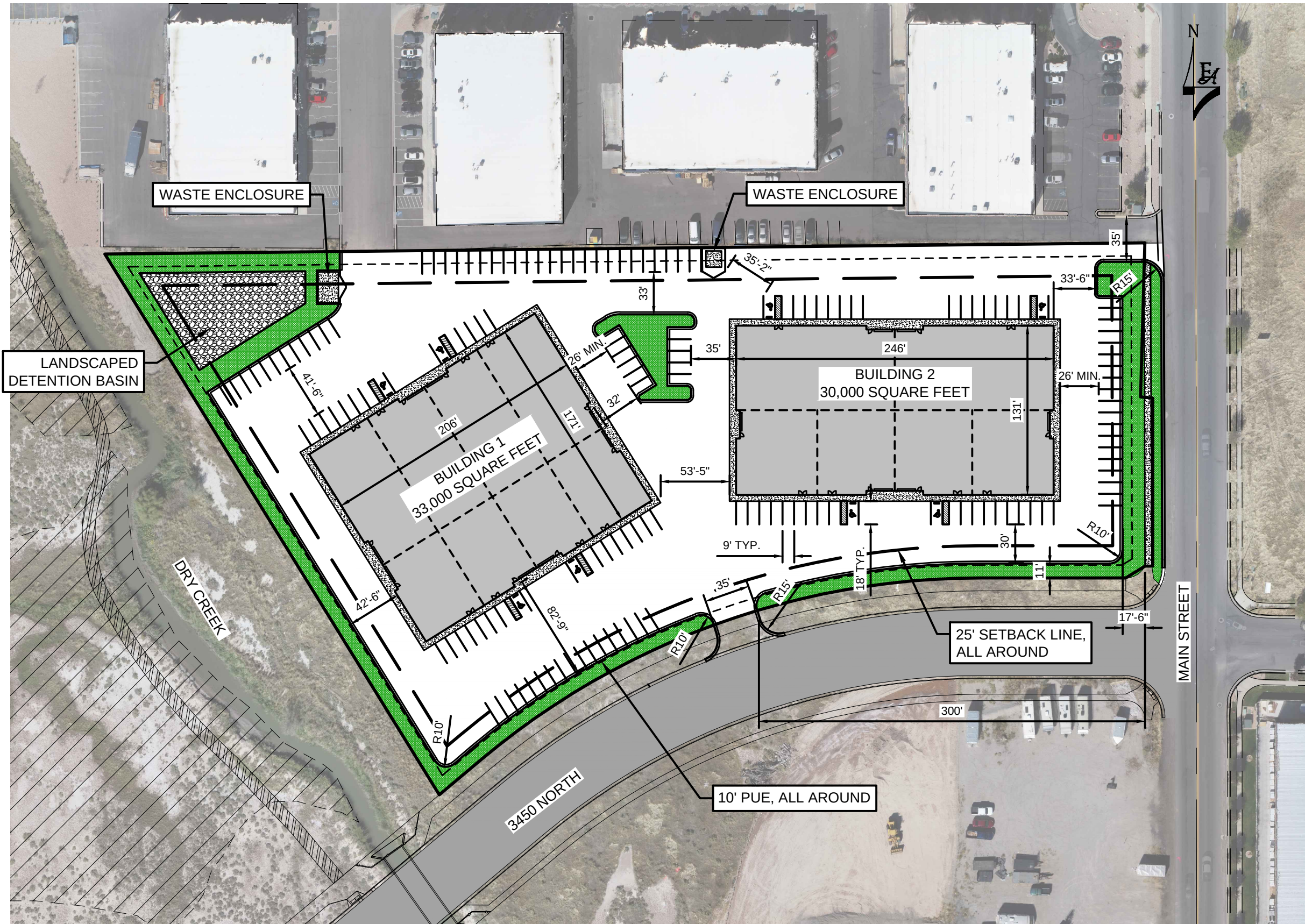
Seth Perrins said the City is very nimble but maybe they don't need to be with smaller developments.

Seth Perrins moved to adjourn the meeting at 11:48 a.m.

Adopted:

Jackson Dille
Community Development
Intern

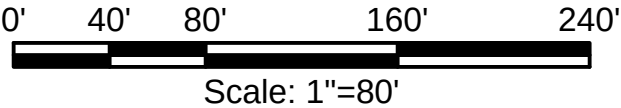
P:\2021\05-21-0118 Milestone Holdings Site Development\CAD\Trial 1\Parking & Landscape_R3.dwg - ---- - 10/12/2021 4:50 PM



MIN. SITE REQUIREMENTS			
	LANDSCAPING	STORM WATER DETENTION	PARKING
Minimum	21,780 S.F.	12,300 C.F.	125
Available	22,930 S.F.	12,500 C.F.	170

PRELIMINARY
NOT FOR
CONSTRUCTION

GRAPHIC SCALE



FORSGREN
Associates Inc.

370 EAST 500 SOUTH, STE 200, SALT LAKE CITY, UT 84111
PH: 801.364.4785 FAX: 801.364.4802

DRAWN
B. BEALES

DESIGNED
N. PATTERSON

APPROVED
N. PATTERSON

MILESTONE HOLDINGS SITE DEVELOPMENT
CONCEPTUAL SITE PLAN

PROJECT NO:
05-21-0118

SHEET NO:
EXHIBIT 1

DATE:
10-07-2021



Memo

To: City Council
From: Chris Thompson, P.E., Public Works Director/City Engineer
Date: October 2021
Re: Transportation Master Plan Revision

Staff Report

RECOMMENDED ACTION

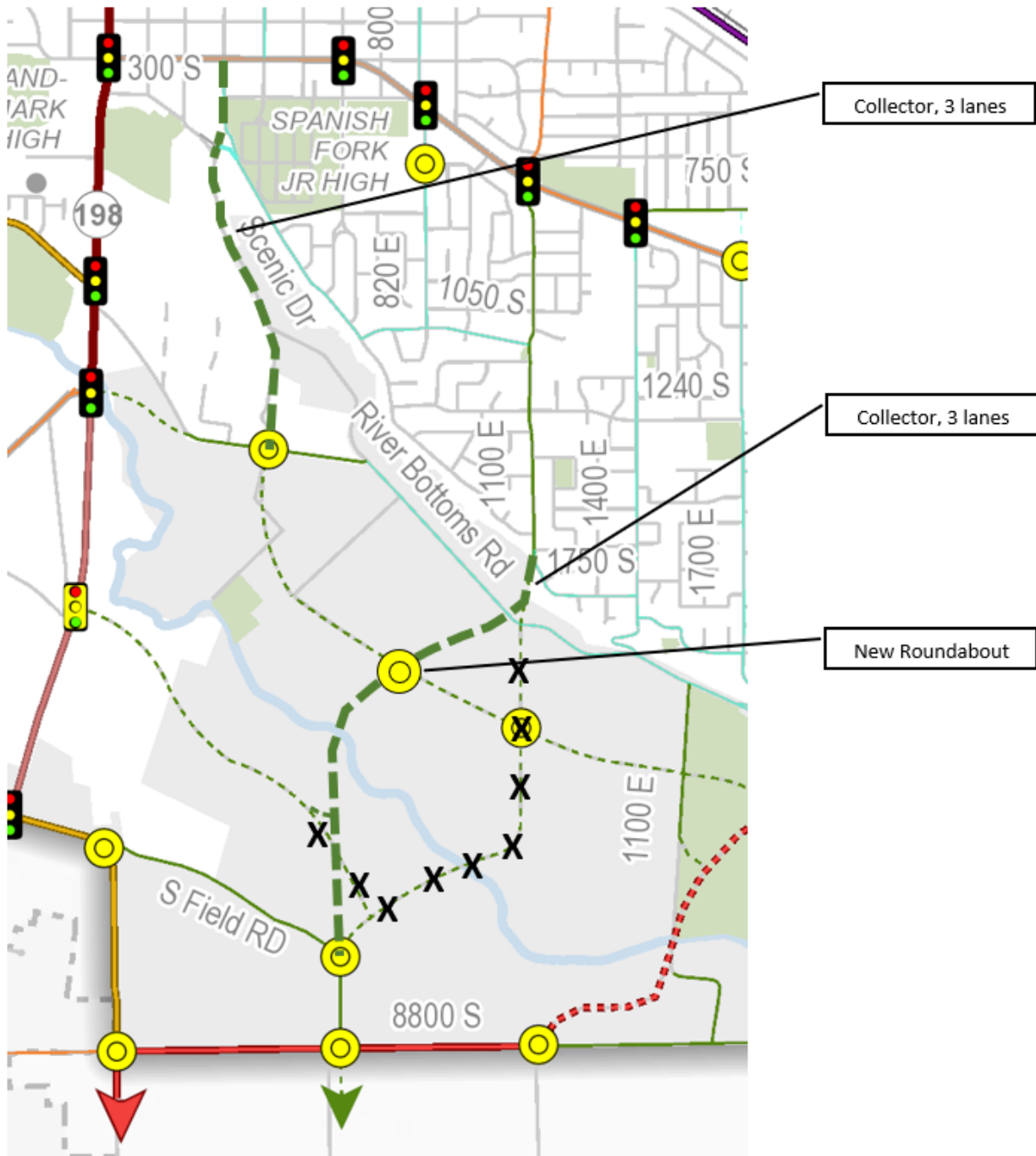
Approve the revision to the Transportation Master Plan.

BACKGROUND

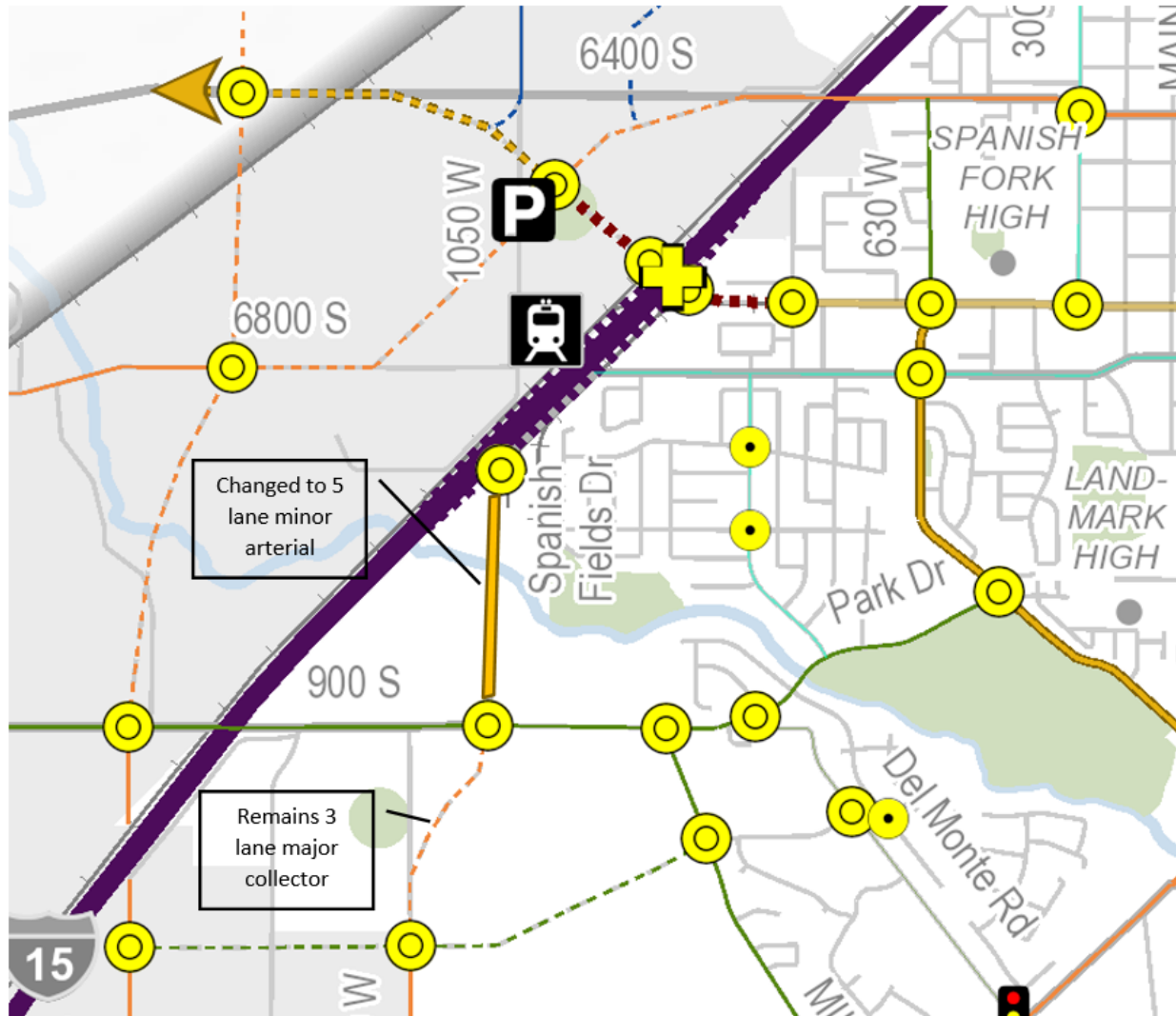
- 300 E continues south as a 3 lane collector to improve future traffic conditions on Main St
- 1200 W changed from a 3 lane major collector to a 5 lane minor arterial to better manage future (2050) traffic ADT and improve level of service
- Roundabouts on Canyon Rd at 1700 E and 2300 E changed to signalized intersections

Attached: Summary images and text displaying changes

300 E Continuation to the South



1200 W Change from 3 Lane Major Collector to 5 Lane Minor Arterial



Roundabouts Changed to Signals at Canyon Rd/1700 E and Canyon Rd/2300 E

