



Wednesday, June 15, 2022
Amended 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 at the Spanish Fork City Council Chamber, 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. May 4, 2022**

Meeting Jun 15, 2022 - Amended Development Review Committee

Category 1. Approval of Minutes

Access Public

Type Action, Minutes

File Attachments

[minutes.drc.5-4-2022.pdf \(1,647 KB\)](#)

Subject **B. May 11, 2022**

Meeting Jun 15, 2022 - Amended Development Review Committee

Category 1. Approval of Minutes

Access Public

Type Action, Minutes

File Attachments

[minutes.drc.5-11-2022.pdf \(1,587 KB\)](#)

2. Final Plat

Subject **A. SKYE MEADOWS PLAT B. The proposal involves adjusting the boundary of an existing lot in addition to approving 49 residential lots for a development located at approximately 1600 South Del Monte Road.**

Meeting Jun 15, 2022 - Amended Development Review Committee

Category 2. Final Plat

Access Public

Type Action, Discussion

Subject	B. RIVER RUN TOWNHOMES PLAT C. The proposal involves creating 40 residential units for a townhome development located at 200 East Volunteer Drive.
Meeting	Jun 15, 2022 - Amended Development Review Committee
Category	2. Final Plat
Access	Public
Type	Action, Discussion

3. Annexation

Subject	A. MINER ANNEXATION. Acceptance of the Miner Annexation for further study. The proposed annexation is 24.75 acres located at 3100 East 100 South.
Meeting	Jun 15, 2022 - Amended Development Review Committee
Category	3. Annexation
Access	Public
Type	Action, Discussion

4. Site Plan

Subject	A. ACTIVE AUTO. The proposal involves commercial development of a site located at 3381 North Main Street.
Meeting	Jun 15, 2022 - Amended Development Review Committee
Category	4. Site Plan
Access	Public
Type	Action, Discussion

File Attachments
[report.drc.activeauto.6-15-2022.pdf \(476 KB\)](#)

5. Preliminary Plat

Subject	A. SF NORTH AIRPORT INDUSTRIAL. The proposal involves preliminary plat approval of a proposed industrial subdivision of 23 lots on approximately 41 acres located at 3300 North 1400 West.
Meeting	Jun 15, 2022 - Amended Development Review Committee
Category	5. Preliminary Plat
Access	Public
Type	Action, Discussion

6. Title 15 Amendments

Subject	A. DEVELOPMENT REVIEW COMMITTEE. Proposed amendment regarding the voting members of the Development Review Committee as identified in Municipal Code 15.3.08.010 Administrative Bodies and Officers.
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Meeting Jun 15, 2022 - Amended Development Review Committee

Category 6. Title 15 Amendments

Access Public

Type Action, Discussion

File Attachments

[DRC 6-15-2022, Memo - Development Review Committee \(Members\).pdf \(51 KB\)](#)

Subject B. REIMBURSABLE PROJECTS. Proposed amendment regarding modifications to Municipal Code 15.4.12.070 Reimbursable Projects - Intersections & 600 Amp. (Version 1)

Meeting Jun 15, 2022 - Amended Development Review Committee

Category 6. Title 15 Amendments

Access Public

Type Action, Discussion

File Attachments

[15.4.12.070 Reimbursable Projects - Intersections & 600 Amp \(DRC June 15\) \(Version 1\) - Dillon Muirbrook.pdf \(158 KB\)](#)

7. Adjourn

Draft Minutes
Spanish Fork City Development Review Committee
40 South Main Street
Spanish Fork, Utah 84660
May 4, 2022

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; 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; Bart Morrill, Parks Maintenance Supervisor; John Little, Chief Building Official; Kasey Woodard, Division Secretary.

Citizens Present: George Bird, David Bourne, Jeremy Endicott, McKell Dalton, Bruce Larson, Ryan Johnston.

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

MINUTES

APRIL 13, 2022

Dave Anderson **moved** to approve the minutes of April 13, 2022.

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

MINOR PLAT AMENDMENT

WAPITI PLAT D

There was no discussion.

Dave Anderson **moved** to recommend approval of the proposed Wapiti Plat D Minor Plat Amendment.

Jake Theurer **seconded** and the motion **passed** all in favor.

SITE PLAN

XCAVATE MINING

Brandon Snyder said this is northeast of the hospital located on the corner, and there are plans currently under review by staff. He said the most significant issues are that the electrical design has not yet been finalized and there are a few minor redlines. He said the majority of units will be office/warehouse flex with a large office component located on the east end. He said there is a PUE on the site plan, but staff has asked the applicant to provide a document to be recorded.

Chris Thompson asked if they were going to be doing a dedication plat and Brandon Snyder stated that no, the road dedication plat was done with the improvements to the hospital.

Jered Johnson stated that if Brandon Snyder is correct, all staff will need is the document to record for the easement. He stated that when working on that section of road, the City wouldn't likely let them shut it down as it is the route that leads to the hospital and they need to ensure the route to the hospital remains open.

Dave Anderson posed a question about a Pioneering Agreement being discussed and Brandon Snyder stated that notes were provided that contain multiple Pioneering Agreements.

Dave Anderson stated that Woodbury is set to be reimbursed for some of the improvements they made to the road and utilities.

Chris Thompson stated that they will have to pay for the north half of the road that has been constructed already, as well as for half of the water and all the utilities in the road.

Jake Theurer stated that their power lines changed several times and thinks they have landed on what the use will be and what they are anticipated to grow into. He stated that they started with a 6-megawatt load down to a 1-megawatt load and now have landed at a 3-megawatt load.

George Bird stated that it's based on how many rigs they are going to have doing their mining.

Dave Anderson questioned how much of the building will be occupied by the tenant and George Bird said 15,000 square feet or roughly half of the building.

Jered Johnson stated that from what he sees on the plan they will need an easement.

Jered Johnson **moved** to approve the proposed Xcavate Mining Site Plan based on the following finding and subject to the following conditions:

Finding:

1. That the project conforms to the City's General Plan Land Use Designation and Zoning Map.

Conditions:

1. That the applicant meets the City's Zoning requirements and Construction Standards.
2. That the applicant addresses any red-lines.
3. That the applicant provides documentation to record the public utility easement needed along the right-of-way.
4. That the applicant finishes the electrical design with the Power Department.

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

WILSON WEST AIRPORT HANGARS

Brandon Snyder stated that this will bring 12 more hangars to the west of the most recent hangars. Items were discussed at length about the future of 700 West and whether it will be realigned and what triggers the planning of those improvements. He stated that there will be an eventual second access to the airport, and with this design there will be future tie down areas. Brandon Snyder stated that the applicant will be providing a public restroom that will be hooked into the City sewer system at the request of the airport manager.

Chris Thompson stated that he has no issue with the placement of the hangar.

Brandon Snyder stated that he is fine with the location and sees no concerns. He stated that people attending events that do not have access to the hangars will have a longer walk to the public restrooms.

Seth Perrins asked if these are heated or if it will need to be shut down during the winter to avoid freezing.

John Little stated that the plan shows the hangars will be heated. He stated that the intent of the public restroom is they are typically occupied before they are able to install restrooms inside the hangars, so this restroom gives them the chance to use the hangar without having to build a restroom.

Chris Thompson stated that as soon as the City Council approved the lease agreement of the land, the applicant started making payments. The applicant is anxious to move forward as he is paying ground lease rate now.

Jake Theurer stated that the only concern is the 700 West decisions as it will affect the power lines in the area. They have large connections coming into the airport and they have future plans to feed into another development. He stated that there are power improvements that need to be kept and additions made to.

Tom Cooper stated that if the road is improved with curb and gutter, the power lines will be in the public right-of-way as they are on the outside of the fence. He is nervous about that situation. He stated that if the road is developed and the City does not do the underground improvements beforehand, they will be left with the cost.

Dave Anderson **moved** to approve the proposed Wilson West Airport Hangars Site Plan based on the following findings and subject to the following conditions:

Finding:

1. That the project conforms to the City's General Plan Land Use Designation and Zoning Map.

Conditions:

1. That the applicant meets the City's Zoning requirements and Construction Standards.
2. That the applicant addresses any red-lines.

John Little **seconded** and the motion **passed** all in favor.

CONCEPT REVIEW

PEG DEVELOPMENT

Jeremy Endicott stated that they presented to the DRC last month and have incorporated the feedback received from staff and updated their site plan. They invited Bruce Larson with Bowman Consulting in Phoenix to join them today. He stated that Bruce has worked on the civil engineering and land planning side of multiple build to rent communities in the Phoenix area.

David Bourne stated that he appreciates the comments and feedback he received from the DRC last month and they recognize they are creating something new and unique to the community. They visited an existing development in Phoenix and have provided a presentation of what one of their developments would look like here. David stated that the development will be laid out as 1-3 bedroom units with on-site surface parking, some being covered. He stated that their communities have good amenities including a pool with cabana and seating area, lawn areas, barbecue and fire pits with seating, open spaces and a clubhouse with a gym. He

stated that these are relatively small sized homes, they want residents to feel they can do things they would do if they owned a home by entertaining guests that might not all fit inside a small apartment. He stated that the backyards are private and range from 8-10 ft. by 20-40 ft. with front yards and walkways in between that span 10-12 ft.

Michael Clark asked if the residents maintain their own backyards and David Bourne stated that the developments are typically xeriscaped requiring little to no maintenance. He stated that its typical hardscape with concrete, stone work and a small patch of turf in the backyard.

Bruce Larson stated that most renters are empty nesters and young professionals, and in Arizona 70% are single female renters. He stated that their parking plan is for all residents to have 2 spaces reserved for them that are not a far walk to the home. He stated that garages take parking spots and for every garage it takes 5 parking spots, so they have included 40% garages with this concept to provide more available off-street parking to residents. He stated they will work with City staff as these developments are larger and are completed in sequencing, so sections of units will be built to Certificate of Occupancy and then inhabited, and not remain unoccupied until the entire development is completed. He stated that Boman typically installs two public water meters at the edges and loops the system to make it private. He stated that they will install valving and perform a water study and work with the City to meet the water flow requirements.

Chris Thompson stated that the City prefers one meter per unit for water conservation purposes.

Bruce Larson stated that they found using artificial turf, there is not much water usage in the home and residents are not watering lawns. He stated that they will meter electric separate and water will be included in the cost of the rent as it's not expensive in Utah and when they come to that detail, they will work with staff on utility usage. He stated that all units have ADA sidewalk access even though it is not required to all units. He stated that streets are 26 feet wide to accommodate response vehicles. There is a walking trail with an easement on the east end of the development that can be set up for surface access to maintain the river.

Chris Thompson asked Bruce Larson if Bowman has drawn the edge of the bank.

Bruce Larson said that there is a flood plain depicted in the concept and they will need to do a CLMR to remove it. He said the issue would be to put this as more of the edge of where the river would come to and set their finished floors above that.

Chris Thompson stated that the City ordinance states you cannot build anything 60 feet from the edge of the bank, with 40 feet being dedicated to the City.

Bruce Larson said there is an existing 20 feet utility easement and they are doing a building setback, so Bowman will work with staff to understand where the water's edge is located. He stated that when they come in at the site planning level, they will provide a landscaping plan. He is unsure of how far they are from the top of the natural bank with this concept and said the area will need to be surveyed.

Bruce Larson said they placed units further back along the perimeter of the development to give units more space and a more private feel. He stated that there will be a dog park in the open space located in the northeast corner of the development. He said they have discussed the development having either separate garbage bins throughout the development, or a garbage compactor on site that would feature a pickup service four to seven days a week. They are anticipating doing all electric units, with only a few located near the clubhouse using gas. They will place gas in the pool, spa and barbecue areas.

Chris Thompson stated that the plans for the I-15 Center Street interchange will be a bonus as it provides visibility to traffic as well as easy access to the development. They have an agreement with property owners. They will sell enough property for five lanes of road to the City using preservation funds which then go directly towards moving costs of that business.

Bruce Larson stated that they need direction from the City. They also need to work with engineering and planning on their site plan that was submitted on the right-of-way.

Chris Thompson stated that they have an agreement with the property owner that the City will obtain the right-of-way using State Corridor Preservation Funds and use that to help with the moving costs. He stated that in their planning they will need to limit this to a residential collector road because instead of having residents turn left, they have planned for the residents to turn right to get to the freeway.

Bruce Larson stated that the issue they run into is providing 2 spaces of parking to residents and there is only so much room they can place off street parking, and if they make that road wider, they lose parking space which will lose units so he asks the DRC if there is flexibility with the City on this.

Chris Thompson stated that these are two separate issues with this being a residential collector class road, and states it is a parameter they will have to deal with as it does not tie together for the City. He said their second issue is that traditionally in these lower income areas, they do not feel good about making the roads private as they share a gas line with the development to the north and are paying for the gas tax to maintain the roads, they don't even have access to. He said historically the City has not allowed private roads.

Dave Anderson stated that even with three story building developments they have access from public roads with parking behind the buildings. He stated there are fundamental things code wise that will need to be addressed.

Jeremy Endicott stated that they have completed phase two and submitted a report for final feedback. Dave Anderson stated that the City has a consultant and they are welcome to have them review the report in addition to their engineer.

Chris Thompson asked if they have any examples of these developments being done in snow country, as snow remediation could be problematic with surface parking and car ports being too close to the right-of-way.

Jeremy Endicott said they have a development located in Denver, Colorado and they are working with them to find the best solution for snow remediation. He said if the roads are public and the City is to maintain them, they would insist off street parking be concrete especially under the carports as it has a longer life span where asphalt needs to be replaced every few years. He recommended they embrace the trail into their concept as it could be a big selling point, and show trail tie ins and include the forest to the north with tie ins as well. He stated that lastly the City has traditionally wanted one meter per unit as water conservation inside the home is important and will need to be worked on.

Seth Perrins stated there are several things that do not meet our current code, but they appreciate what they are trying to do but feels there are several concerns that need to be addressed still. He is warming up to the individual units after seeing the imagery. He feels it's important to not gloss over being shown concepts for other states, but then stating that you're not doing that in Utah. He does not want staff to be misled by imagery of other properties, then not having that be what's developed in Utah.

Bruce Larson stated that he wants to ensure what is shown to staff members, is what will be developed and site plan renderings will show more detail of what is being planned.

Brandon Snyder questioned what the target demographic of renters will be, he stated that part of what has been discussed would take away from that feel. He indicated there are similarities to a resort spa layout and questions if it will work here for longer term rental stays.

Bruce Larson said that it depends on the area demographic, what they have seen across the country is empty nesters and college age adults.

Brandon Snyder asked if this will still feel like a private community as desired by the applicant in light of the City's request for a public road and with not having a completely enclosed fence around the development.

Dave Anderson said he thinks these are great questions, but thinks the discussion should be continued until another day.

OTHER BUSINESS

SOUTHEAST DEVELOPMENT

Dave Anderson said they discussed this recently, and he wants to ensure staff is on the same page with Canyon Gate. He stated that power needs to be figured out, he does not know if it is the same for Pads B, G and F.

Tom Cooper stated some of the pads, such as pad G, had power stubbed into them. They were not part of first phase development. He stated that thanks to Del Taco and their desire to not have pad G come back and dig through their property, they extended the 4 inch conduit to pad G. The original intent was to build the first 3 pads and the access road, but when they put the pads in, they got stubbed for 4 pads back there and there is 450 feet of conduit that needs to be looped back through. So that provides the stubs into the other properties. He stated the property owners were sold a developed lot, when technically the lot wasn't developed. So, he questioned who would be stuck installing the rest of the power.

There was discussion that in order to approved a Site Plan and issue a building permit, they do not need any additional power improvements unless the City specifies, they want a loop. It was stated that these are underground and if Iceberg builds on the triangle piece, the City would be digging up through the improvements.

Seth Perrins said this would have been best if it were to have been developed as a master planned development.

Dave Anderson stated that if these are being looked at as standalone lots, he does not know if they have the ability to require more than that, but he thinks we have the ability to require that.

Michael Clark asked when this needs to be done, can they all function today without the loop or is there a time when one of the pads cannot develop.

Chris Thompson asked if they will have enough redundancy the Committee will be comfortable with. He thinks it would be appropriate to say no more development until the electrical is in.

Dave Anderson stated staff has sent correspondence to the three development groups regarding their applications submitted, regarding a traffic study and what access is needed, a parking analysis and if this parking design will work.

Seth Perrins moved to adjourn the meeting at 11:38 a.m.

Adopted:

Kasey Woodard
Community Development Division
Secretary

Draft Minutes
Spanish Fork City Development Review Committee
40 South Main Street
Spanish Fork, Utah 84660
May 11, 2022

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; Michael Clark, Assistant City Engineer; Jered Johnson, Engineering Division Manager; Zach Hendrickson, Outside Plant Manager; Jake Theurer, Power and Light Superintendent; Tom Cooper, Power and Light Senior Utility Planner; Bart Morrill, Parks Maintenance Supervisor. John Little, Chief Building Official, Kasey Woodard, Division Secretary; Ana Burgi, Legal Prosecutor; Dillon Muirbrook, Engineering Intern.

Citizens Present: Glen Turner, Arne Hallam, Merrilyn Clark, J. Merrill Hallam.

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

MINUTES

April 20, 2022

April 27, 2022

Dave Anderson **moved** to approve the minutes of April 20, 2022 and April 27, 2022.

John Little **seconded** and the motion **passed** all in favor.

MINOR SUBDIVISION

SF ARENA PARKING

Brandon Snyder states that this is straightforward and takes a larger City lot and splitting off area to sell. He was informed that the environmental consultant is on board as far as potential clean up that would impact the property. He stated that the plat does contain a note that references an agreement for shared parking and cross access.

Vaughn Pickell **moved** to approve the proposed SF ARENA PARKING Minor Subdivision with the following finding and conditions:

Finding:

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

Condition:

1. That the applicant meets the City's Zoning requirements and Construction Standards.
2. That the applicant addresses any red-lines.

Jake Theurer **seconded** and the motion **passed** all in favor.

MINOR PLAT AMENDMENT **RIVER POINT PLAT F (2022)**

Brandon Snyder stated that he has coordinated with Travis Warren to review the lot line to the east of the home, that is the pivot point with the front swinging 15 feet and he wanted to ensure there are no issues.

Jered Johnson said the floodway is past the bank, typically the floodway does not extend past the bank. He said The Bowen Collins are working with the City and the Pateys to do the floodway like this. He stated that the City typically does not allow you to do much with floodways, and this will allow them to move the floodway to the bank of the river.

Dave Anderson asked for clarification on if the applicant is wanting to change the map to re-map where the floodway is located, or are they proposing to do work on the ground to move the floodway.

Jered Johnson stated that the applicant is wanting to amend the map to move the floodway, they will not be doing anything to the ground. He said they can't touch the ground until the map is approved and they need to do a no rise study because they can't move the side of the floodway without studying the other side of the river.

Chris Thompson said he thought the floodway had nothing to do with the bank and asked at what point do you fill to raise the water level on the other side of the river.

Jered Johnson stated that you can't raise the level of water on the other side of the river in the flood way more than one foot.

Bart Morrill asked if it affects the trail

Chris Thompson stated that there is no effect on the trail at all.

Dave Anderson **moved** to approve the proposed RIVER POINT PLAT F (2022) Minor Plat Amendment with the following finding and conditions:

Finding:

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

Conditions:

1. That the applicant meets the City's Zoning Requirements and Construction Standards.
2. That the applicant addresses any red-lines

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

FINAL PLAT

VISTA VIEW PHASE 6

Brandon Snyder stated that this is building seven which is phase six. He stated that the applicant is looking to add one additional building which will add 22 units and it follows what was laid out with the Preliminary Plat.

Dave Anderson asked where the applicant is with water lines and fire apparatus access.

Michael Clark said he is unsure of fire hydrants and which are working currently, but said it is all complete. He is comfortable with having the applicant move forward with the development.

Brandon Snyder said the north plats there are additional amenities and park improvements that will be triggered in the future.

Dave Anderson **moved** to approve the proposed Vista View Phase 6 building 7 Final Plat based on the following findings and conditions:

Findings:

1. That the proposal conforms to the City's General Plan Designation and Zoning Map.
2. That the proposal 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 red-lines.

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

VISTA VIEW PHASE 7

Brandon Snyder said this is building 8. He does not recall the kind of fencing on the businesses to the north but this can be addressed with redlines and is not a cause for concern.

Dave Anderson asked Brandon Snyder if the fencing may need to be masonry.

Brandon Snyder stated that they have not punched through the access, and he thought they had sidewalk connections as well.

Chris Thompson asked who would build the masonry wall.

Brandon Snyder stated that the apartments would be required to build the masonry wall as part of their multi-family development.

Jake Theurer **moved** to approve the proposed Vista View Phase 7 building 8 Final Plat based on the following findings and conditions:

Findings:

1. That the proposal conforms to the City's General Plan Designation and Zoning Map.
2. That the proposal 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 red-lines.

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

GENERAL PLAN AMENDMENTS

TRANSPORTATION ELEMENT OF THE GENERAL PLAN

Dillon Muirbrook stated that they are focusing on the alignment of the trail along 900 North Main Street. The proposal is for it to go around the block instead of going through it.

Jered Johnson said it was discussed in a previous meeting that this would be done, but was never updated in the master plan.

Chris Thompson said that they want the plan to show that the trail connects on the corner.

Dillon Muirbrook said there has been discussion about changing the jurisdiction from UDOT to Spanish Fork on 400 North (SR-147). He stated that engineering staff decided not to do the section shown, but rather the section further west of Main Street.

Chris Thompson stated staff would like UDOT's jurisdiction to continue and this will be an eventual UR road. He said he would like to show where this becomes UDOT jurisdiction and what is in the City's jurisdiction.

Vaughn Pickell stated that he would like the map to reflect the updates that were discussed in today's meeting.

Chris Thompson **moved** to recommend approval of the proposed Transportation Element of the General Plan as presented to the City Council based on the following findings and conditions:

1. The trail on Main Street, north of 1010 north, be extended down to 1010 north.

2. The UDOT jurisdiction of 400 north be extended down to the new intersection of Center Street and the part of UDOTs 4th north road, go to Spanish Fork between the turn down to center street and where center connects back to the UDOT road be turned over to Spanish Fork.

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

HALLAM

J. Merrill Hallam stated that the Hallam family has owned these 40 acres since the late 1800's, and the neighboring property needed their property to be annexed so that it would be contiguous. He stated that four years ago they petitioned to have the property zoned commercial as the area is increasing in traffic volume and rezoning would help alleviate the pressure of the north end of the area. He said there are only two properties left in the area that would be available for any type of commercial services on that east end.

Chris Thompson asked Brandon Snyder if this was the current General Plan and Brandon said it was not.

Dave stated he agrees with J. Merrill Hallam's statement that this is a site for commerce and there is a need for commerce in the area. He thinks commercial is the more appropriate designation as they are trying to visually communicate it could be 15-25 acres and not a small single strip retail center. He stated that this proposal is different from what has been brought to the DRC and the Planning Commission previously. He said this is quite smaller than the previous 70-acre proposal so he feels this is easy to support. He stated that this proposal was tabled as there wasn't a large demand for commercial areas at that time.

Seth Perrins stated that he feels that having a Mixed Use designation may not be the appropriate fit for the corner, he said the City wants Commercial not Mixed Use in that area. But he does like the commercial designation that is being discussed and states this is a concept that has been proven successful with what is across the street.

Michael Clark asked if there is value in having the Olsen parcel go Commercial.

J. Merrill Hallam said he believed it would be and should be considered to be designated Commercial as well.

Seth Perrins said this concept is proving successful with the location of the Walmart in a few specific ways. People are going to there to shop, which is relieving traffic trips down Main Street and 10th North. It is not producing some of the fear that was previously expressed. It also captures sales tax from Mapleton as the residents from the other side of the highway are going there to do their shopping. So, he feels it would be welcomed to have additional commerce in the area.

Seth Perrins **moved** to recommend approval of the proposed HALLAM General Plan Amendment as presented to the City Council based on the following findings and conditions:

Findings:

1. That Neighborhood Commercial has proven to be successful in alleviating traffic from flowing downtown.
2. That the size of the General Plan Amendment is appropriate for the area and not as large as it was previously proposed.
3. The proximity to the highway and the collector road, Spanish Fork Parkway, is ideal for consideration of commercial use.

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

OTHER BUSINESS

UTAH COUNTY PUBLIC WORKS PRESENTATION

Brandon Snyder said staff members have reviewed the proposed changes to be made over the next couple of years - including a new Public Works building, a Records building, an Emergency Services building, an addition to the existing Fire Services building, with the rest of the improvements related to security and fencing. He said the County would like to place 6-foot wrought iron fencing with 8-foot curved spikes at the front of the facility and then drop down to 4 feet near the entrance. Fencing would shift to a solid masonry wall in the back part of the facility. The County has an issue with people leaving items near the fencing, which then are picked up by the inmates out in the yard. What the County is wanting to do is to create a campus with a more secured presence.

There was discussion on the type of fencing and if it's to keep inmates in, or keep the public out. This is an effort by the County to keep the public from being able to film in the area and come to the windows of the facilities or to have interaction with the inmates. This

is an attempt to install secure fencing around the perimeter and to avoid using razor wire fencing.

There was discussion of the proposed Fire and EMS emergency access. One possibility is a Knox Box key with the front entrance gate requiring card access to the property and a possible 24/7 security presence, with dedicated areas for emergency response vehicles.

Dave Anderson said this could easily be scaled back so it's not as imposing. He feels it's a reasonable ask of the City. He doesn't see a reason to be worried about the area and if fencing needs to be moved back it would be lower cost to the County.

Glen Turner said the drive behind the installation of the fencing is the public interactions with the inmates. They are trying to create a secure perimeter to keep the public away from inmates and avoid filming as it is not a public area. The County is attempting to not draw attention to the site but blend in with the surroundings in Spanish Fork. He estimates they will be looking at bringing plans to staff in the next 6-8 months with the facilities being completed by 2026.

Chris Thompson asked if the front gate could be recessed further up the driveway to avoid traffic queueing onto 600 west when drivers are trying to enter,

Glen Turner said the County does not anticipate them being used a lot, but can move the fencing back and are comfortable with one way or two-way access points. They would like to work with the city. He said the gates would be similar to the dispatch center, with a checkpoint that will have someone stationed there 24/7.

Dave Anderson suggested County staff members have a conversation with the Spanish Fork City Council about fence height.

Brandon Snyder said fencing and walls under six feet tall do not need City Council Approval but this fencing is proposed to be 8 feet tall so it would need to be approved by City Council.

Tom Cooper stated that the additional site improvements would likely bring in power from other sources to the campus, and he feels this would be a good time to address if they are going to primary meter the entire campus or not. He states that from the City's stand point, they would like to see everything at its own meter.

Brandon Snyder suggested Glen Turner make the adjustments and then send it back to himself and Dave Anderson and Seth Perrins for a precursor meeting with the Council.

ADDITIONAL DISCUSSION

Dave Anderson would like to quickly discuss Leland Meadows, as next week's DRC is very loaded. He believes Leland Meadows has made the adjustment for the road that was needed.

Michael Clark said the main concern is that Leland Meadows would like the road to be private, and then have it tied into a collector road. He said he does not think the DRC will not be on board with this idea as Spanish Fork does not allow for private roads.

Brandon Snyder stated that historically, the idea included a network of sidewalks to provide public access, instead of walking down a long private driveway.

Seth Perrins said the lack of sidewalks is a large problem and more open space is needed.

Michael Clark suggested a roundabout or traffic circle to slow the flow of traffic due to the half mile straight road that has driveways that front it.

Dave Anderson said a traffic circle would be the best solution to slow the flow of traffic, he is a believer in taking a physical approach in trying to get people to slow down. He does not feel that this is ready for a public hearing and does not feel this will be revised by next week's meeting.

Tom Cooper said he does not understand the difference between this half mile stretch of road that is being discussed and its need for a roundabout or a traffic circle to slow the traffic, vs a longer stretch of road like 300 West, which stretches for 2 miles through a residential area, and there are no stop signs along it. He does not see a consistent approach.

Dave Anderson said he feels that it will take a larger traffic solution to get people to slow down in residential areas as travelers passing through do not think about children playing near or in the road of residential areas.

Dillon Muirbrooks said 300 West does have houses fronting the road, but they have 10-foot shoulders to offset the flowing traffic. He said he agrees with Dave Anderson, if the City

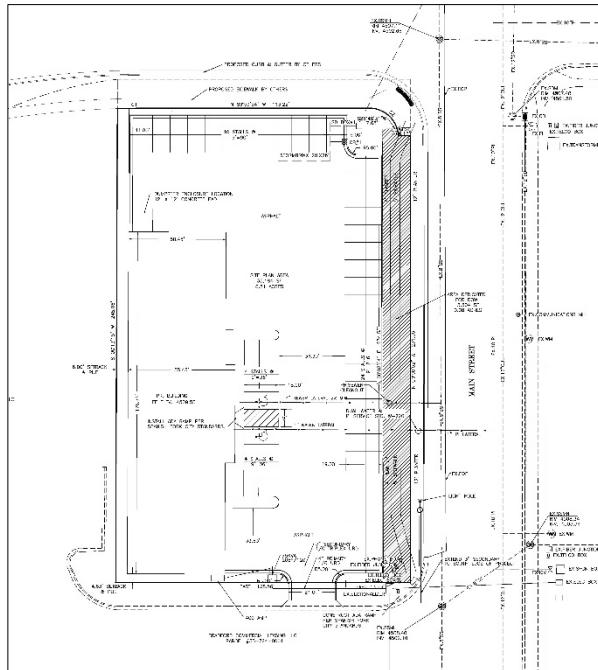
had funding, they would be able to install a traffic circle with intersections on 300 West as well. He said the main difference is the City can control the flow of traffic from the beginning.

Chris Thompson said the other issue is stop signs are not calming traffic, motorists regularly go through stop signs without slowing down when a stop sign is placed somewhere it is not expected. This creates a potentially more dangerous environment, whereas in a traffic circle the drivers are forced to slow down to be able to proceed through but traffic continues to flow.

Jered Johnson moved to adjourn the meeting at 11:42 A.M.

Adopted:

Kasey Woodard
Community Development Division
Secretary



Active Auto Site Plan Approval Request

June 15, 2022, Development Review Committee meeting.

Located at 3381 North Main Street, including 0.91 acres.

The subject property is zoned I-1.

The applicant has requested that a Site Plan be approved.

No outdoor storage is proposed by the applicant. The proposal was previously reviewed and continued by the DRC on March 9, 2022, and June 1, 2022.

Application date: September 7, 2021

Completed reviews: 6

Recommendation

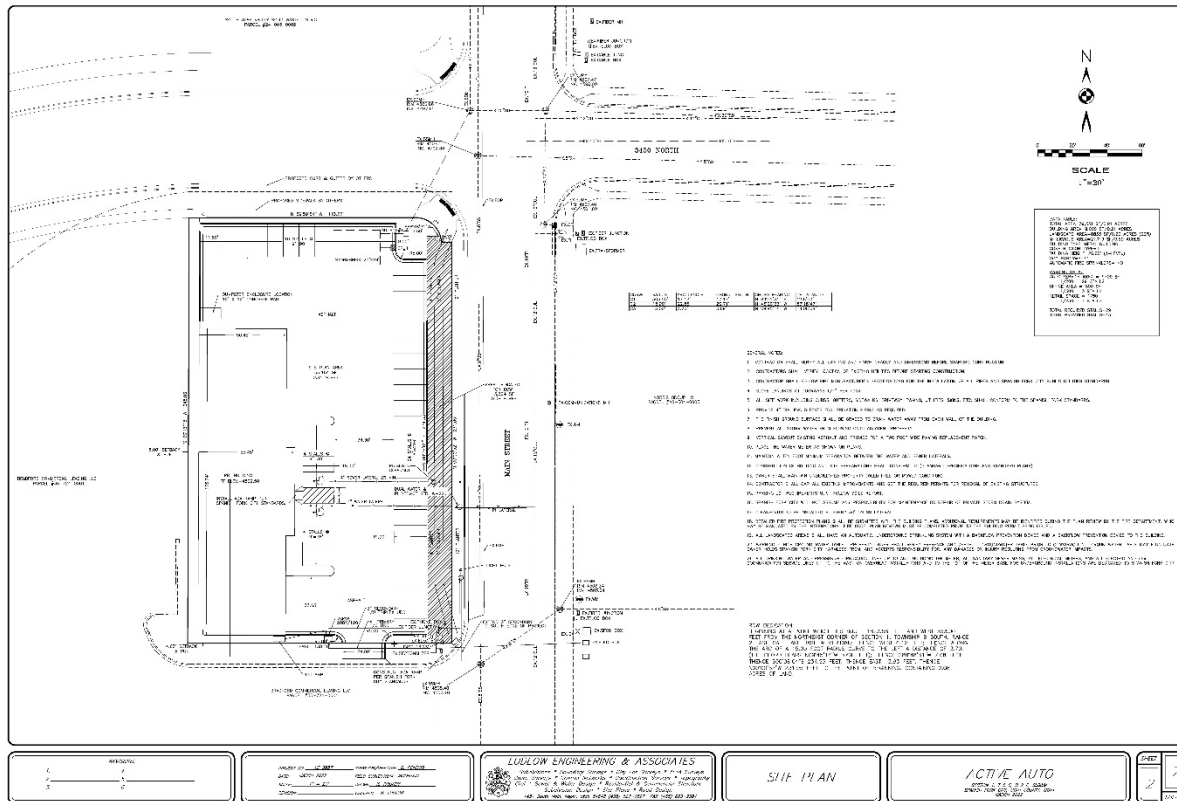
Staff recommends that the proposed Site Plan be continued because the applicant has not provided the previously discussed items and plans.

Key Issues

1. Landscaping.
2. Easements.
3. Power.

Exhibits

1. Civil.





MEMO

To: Development Review Committee
From: Community Development
Date: June 15, 2022
Re: Proposed Title 15 Amendment, DRC Members

15.3.08.010 Administrative Bodies and Officers

B. Development Review Committee:

2. Organization: The DRC shall consist of the City Public Works Director, Engineering Division Manager, Electric Division Superintendent, City Manager, City Community Development Director, City Attorney, ~~Public Safety Director~~ **Police Chief, Fire Chief**, Parks and Recreation Director and Building Official. An alternate member may be designated by each member, who has the authority to attend and vote in the absence of the member. Other entities may be invited to participate as non-voting members, such as utility companies, irrigation companies, the US Postal Service or others. The City Public Works Director shall be the chair of the DRC and shall retain the right to cast a vote while acting as chair. A quorum of the Committee necessary before any business can be transacted shall consist of five (5) voting members. A majority vote of a quorum shall be necessary to approve any item or recommend approval of any item to the Commission or Council.

RECOMMENDED ACTION:

Move to approve an amendment to Title 15 as proposed, regarding the voting members of the Development Review Committee.



Memo

To: Mayor and City Council
From: Chris Thompson, P.E., Public Works Director/City Engineer
Date: [date](#)
Re: [Title 15 Revision for Reimbursable Projects](#)

Staff Report

RECOMMENDED ACTION

Approve the revision to the **Title 15.4.12.070 Reimbursable Projects**

BACKGROUND

This amendment proposes to only allow 28% of 600 amp distribution lines to be reimbursed through impact fees. These lines are typically placed in required trenches so we only want to include a reasonable amount of the cost for reimbursement otherwise impact fees would be too high.

This amendment also clarifies the methodology of calculating impact fee eligibility for intersection improvements to be the average of the two intersecting streets.

Attached:

15.4.12.070 Reimbursable Projects

Growth related infrastructure that does not have local connections shall be eligible for 100% reimbursement through impact fees. All roads along non-residential and multifamily development shall be considered to have local connection to the development. Parks shall not be considered to have local connection. If there are local connections, the difference between the regional and local infrastructure cost shall be eligible for reimbursement from impact fees. 600 amp ~~and larger~~ electric lines are 28% ~~fully~~ reimbursable from impact fees. ~~Street lights are included in the cost of the street cross-section.~~ Roadway impact fee reimbursement shall only apply to improvements and land from back of curb to back of curb unless offsite along previously developed land. ~~Intersection impact fee reimbursement shall be calculated by averaging the percent impact fee eligible of the two intersecting streets.~~

Eligible projects become reimbursable once they are added to the Impact Fee Facilities Plan (IFFP). The City Public Works Director will determine when projects will be added to the IFFP.