

Adopted Minutes
Spanish Fork City Development Review Committee
40 South Main Street
Spanish Fork, UT 84660
January 19, 2022

Staff Members Present: **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; **John Little**, Chief Building Official; **John Waters**, Water Division Manager; **Josh Robinson**, Engineering Designer; **Tom Cooper**, P&L Senior Utility Planner; **Paul Taylor**, Assistant Water Division Manager; **Josie Paxton**, Staff Engineer. **Jackson Dille**, Planning Intern.

Citizens Present: Sid Allsop, Ryan Bradshaw, Jed Stewart, Vic Deauvono.

Dave Anderson called the meeting to order at 11:05 a.m.

MINUTES

January 5, 2022

Jered Johnson **moved** to continue the minutes of January 5, 2022.

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

GENERAL PLAN AMENDMENT

Transportation Master Plan

Josie Paxton rose to explain the proposed amendments to the Transportation Master Plan. The main change is a north south connection from 300 East on the trail plan. It is also proposed that there be a connection to Volunteer Drive. There is a proposed roundabout for the intersection of River Bottoms Road and 300 East.

Jered Johnson questioned the need for a roundabout in the area and suggested it remain a local road.

Michael Clark clarified that the reason for the proposal is that this road could potentially alleviate traffic on Main Street by encouraging people to use 300 South to get to Costco. It does not have to be a full collector road.

Discussion ensued regarding the alignment of the proposed roads for the area and the best size for roads in the area. Property lines make road configuration somewhat complicated in the area.

Jered Johnson suggested showing the Volunteer Road connection all the way through and not including the purple dashed line representing the upgrading of River Bottoms Road into a Minor Collector road.

Jered Johnson **moved** to recommend to approve the proposed Transportation Master Plan Amendments to City Council upon the conditions of removal of the purple dashed line along River Bottoms Road and the addition of the connection to Volunteer Drive.

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

CONSTRUCTION STANDARDS

Construction Standards 22-1

Dave Anderson mentioned that construction standards were changed by the City Council last night. Dave Anderson said Provo does one large update to the code every year and that might be a good model for Spanish Fork to follow.

Michael Clark suggested Dave Anderson discuss that idea with Chris Thompson.

Tom Cooper said technology changes frequently and you might not want to wait a year to do an update.

Dave Anderson said technology for what the City deals with likely wouldn't change too much. He believes the frequency at which they discuss these standards in the DRC is very excessive.

Jered Johnson explained that these changes have been talked about for over a year now. There is a committee that meets monthly to discuss necessary changes. Jered Johnson shared the example of curb and gutter standards that need to be changed. Minor tweaks need to be made as things go along. He compared it to the Title 15 amendments that routinely appear before the committee.

Dave Anderson said with Title 15 changes they typically wait until there are a group of them before they put it on an agenda.

Josh Robinson rose to explain the changes to the standards.

Brandon Snyder recommended they change a section of the proposed code to distinguish between storm and culinary water.

Josh Robinson said the main change is to not allow sleeves.

Dave Anderson said from the Community Development Department's perspective they don't have an opinion on sleeves and would defer to those who have more experience on the issue.

John Waters said they have brought this before the committee because they have faced pushback from developers and other departments within the City about these proposed changes.

Paul Taylor rose to explain the need for the change to not allow sleeves. He gave the example of an issue that arose in a landscaping island in the Escala Development.

Michael Clark explained that it would be best to separate service boxes for common areas and the rest of the development.

Jered Johnson said there have been instances where fixing this issue has cost the City \$10,000.

Paul Taylor showed on the Site Plan for Escala the proposed sleeve for servicing landscaping islands.

Dave Anderson asked if everyone in the City is on the same page regarding this change.

John Waters explained that the City would be called to clean up any repairs caused by this issue.

Paul Taylor said it could also work to blue stake all pipes but they can't do that for private development

John Waters brought up the example of the fairgrounds, in 5-10 years no one will remember where the services there were placed.

Paul Taylor said they see a lot of problems with this so they are trying to solve it. He gave the example of SR 51. Things weren't blue staked and flooding happened.

Jered Johnson said it's the perfect time to get this approved. They have spoken about this with Chris Thompson.

Dave Anderson asked if he understood correctly that Parks and Recreation would be impacted.

Paul Taylor said they would.

Dave Anderson suggests tabling it for a week to talk to Parks and Recreation about it.

Jered Johnson mentioned another proposal to improve resident meters by consolidating the utility box into one manhole.

Discussion ensued about residential meters and if residents should be able to turn off their own meters.

Dave Anderson sought to clarify that this change would add a manhole to every home.

John Waters said yes, but these meters require less maintenance and have less issues than traditional meters.

John Little sought to clarify if residents would need to call the City to turn off their meters.

John Waters said yes, the City should be dealing with it anyway.

Dave Anderson said he is concerned about the increase in cost from the change.

John Waters said it is cheaper in the long run, and contractors have asked other cities to make similar changes because it is best for everyone.

Paul Taylor said the cost gets passed on to the homeowner.

Vaughn Pickell said he is concerned they are painting with a broad brush and that this standard may not be needed everywhere.

John Waters said they get calls for maintenance on the current meters all the time.

Michael Clark gave an example of how this change could be cheaper than the current norm in the long run.

John Waters said they consolidate two meters into one and that causes some cost savings. There is no need to rip up landscaping or driveways when repairs are needed.

Dave Anderson asked how they feel about requiring this of developments that include lots of a certain width.

John Waters said you would still run into many of the same maintenance problems.

Michael Clark said they could discuss it with Chris Thompson.

Shelly Hendrickson said from her experience the cost will always fall onto the resident, not the developer. If the developer would do this from the get go it would save money. She said the City gets 2-3 calls a week requesting maintenance of the meters in the summer.

Dave Anderson said that 2-3 calls a week in summer might not justify the additional cost.

Jered Johnson clarified that the number just represents who calls, he estimates that 30-40% of City residents face these problems is a low number.

Dave Anderson said he worries that this adds unnecessary cost to developers. He said the state legislature wants to have statewide standards to avoid certain cities requiring expensive things from developers.

John Waters said they sometimes need to tear up an entire driveway to do maintenance and the current system is very inefficient.

Jered Johnson said he believes the cost difference from the current method and the proposed changes will be even at the end of the day.

Dave Anderson said his only concern is cost.

Vaughn Pickell said he would like for the City to come up with an objective rule rather than something subjective.

John Waters said there can be exceptions to rule but it must be clearly written.

Vaughn Pickell agreed.

Dave Anderson said having written exceptions helps. He appreciates the conversation.

Jered Johnson asked if they should table the proposal until they talk with Parks and Recreation about the issue.

Vaughn Pickell said he would like to address the exception language.

Jered Johnson agreed and said he would like to come back to the meeting with a breakout of the cost differences.

John Little said lot size might not be the best requirement to go by, certain master planned developments might have small lots but still need this change.

Jered Johnson **moved to** table the proposed Construction Standards 22-1 in order to add exception language to the clause and coordinate with Parks and Recreation.

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

CONCEPT REVIEW

ESCALANTE TOWNHOMES

Sid Allsop rose to explain the site and proposal. They don't want the landlocked parcel to the south to become a parking lot or dump. They are open to having open space instead of the current 97-foot cul-de-sac. This conforms with the R-3 zone.

John Little asked if they had completed a geotechnical review.

Sid Allsop said it is currently too muddy, there is irrigation water on site.

Tom Cooper said it isn't irrigation water and there is an active spring on site.

Discussion ensued between Michael Clark and Sid Allsop about what grading will be required for the site. Sid Allsop said they are willing to do what is necessary.

Dave Anderson said 10 years back they approved this type of configuration so someone has figured out road requirements. Length was a concern last time as well as this time.

Brandon Snyder said the length should be 400 feet which is why past plans have shown hammerheads or turnarounds. The proposal is currently around 600 feet.

Dave Anderson said this is one of a few properties in the City that are totally landlocked. Nothing would happen to the property unless the City were to acquire it and add a trailhead park. Part of the purpose of the conversation is to give Sid Allsop any bad news they have with regard to the proposal. The spring has stopped other proposed developments. The cost of bringing in power has also stopped previous development proposals.

Sid Allsop said they have explored it and are aware of many of the costs.

Brandon Snyder said if they can make it work, great.

Sid Allsop said they think they can make it work.

Dave Anderson said the next step would be to apply for Preliminary Plat approval.

Kimberly Brenneman said they have a pending application and that the applicant would just need to upload revised documents to the application that include the additional parcel.

ZONE CHANGE

D-LAND WEST

Dave Anderson said there are now plans for both properties. He said airtime at the Planning Commission and City Council would be beneficial.

Vic Deauvono said he already incorporates many of the standards that have been discussed today. He said he has offered a lot to the City in his previous development. He said the committee members should evaluate costs. One reason they are proposing townhomes is affordability for the customer. Edge Homes has a great reputation in Salt Lake County and north Utah County. He asked rhetorically why he would have traded 12.5

acres getting up to 8 units per acre? In Spanish Trails they gave a lot to allow for construction of an LDS Stake Center. He has asked for what he believes is something quite reasonable. He said the property is displayed as two parcels due to payment but it is functionally one parcel. They have proposed nice townhomes along with some single-family homes for the area. He spoke to road configuration and trails on the site. He said that he gave this history to speak to the quality of the proposed developments. He said he is willing to go to homeowners in that area and get 70-80% of people vouching for the quality of Edge Home products. He said townhomes and smaller homes are popular because people don't want to take care of large lawns anymore. He said it will be a beautiful setting for homes. He believes in the quality of what he is doing.

Dave Anderson asked to speak about D-land West before going to D-land East. He thinks Vic Deauvono has set up the conversation well. He said that with the neighboring developments being zoned R-1-9 and previous townhomes proposals in the area being shot down, he cannot in good faith go to the Planning Commission and tell them to look at this differently than they have in the past.

Vic Deauvono said a lot has changed in the two years since the last proposal.

Dave Anderson said that is one thing he can mention to the Planning Commission. If he can get 80% approval from the neighbors and show a good design that will also help him when he speaks to the Planning Commission.

Vic Deauvono said he looks forward to talking to the Planning Commission about it.

Dave Anderson said there will be a public hearing during the Planning Commission meeting and that he cannot recommend anything outside of the R-1-9 zoning.

Vic Deauvono said they want to move forward and are happy to talk to neighbors.

Dave Anderson said the utilities are already there, he thinks the subdivision will be beautiful no matter what happens there.

Vic Deauvono said Arive Homes built the nicer homes there. He doesn't care about the size of the lot. He can create a quality development on any size lot. He has mentioned before he would like to have mixed density there. He mentioned there are townhomes near single-family homes to the north so this has been done before.

Dave Anderson asked if anyone wants to make a motion on it.

Jake Theurer **moved** to recommend denial of the D-Land West Zone Change from R-R to R-3 to the City Council based on the following findings:

Findings:

1. That the proposal is not consistent with the General Plan Land Use Map.
2. That the R-1-9 or R-1-12 zones would be more consistent with the General Plan and surrounding neighborhoods.

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

Dave Anderson said he appreciates the findings in regards to zoning. Vic Deauvono can bring it up to the Planning Commission and see if they change or he can do a development with R-1-9 zoning.

D-LAND EAST

Dave Anderson said this one is more complicated.

Vic Deauvono said he has brought a picture of famous golf course developments. This would be the only frontage on the course with homes. He believes it will add to the course. He believes this will be a great development. He said he believed the City would want to work with developers that do a quality product. He said nothing has changed over the last 13 years. He believes the road configuration is good for the area. He thinks it will be a beautiful community that will last for many years, everything will be top grade and this development can be an example. He thinks this can set a precedent. He said land is becoming an exclusive commodity and there is not much more of it in this area. The river and the trail are in this area. The lots are 200-250 feet long so there will be a lot of beautification. He said he had traded 12.5 acres in a previous transaction with the City with the idea that he would be able to develop it at a later time. He said he dealt primarily with Richard Heaps in the past. He asked if some City employees received the brochure, they gave a month ago.

Vaughn Pickell said during his time in Bluffdale they were very happy with Edge Homes.

Vic Deauvono said the committee should consider the beauty this will add.

Dave Anderson said he was not involved in the previous agreement. He thinks the City contemplated that he would develop this area at some point and the City should consider a Zone Change for the area. He is unsure of the correct zoning for the area. The City has been working for a while on limiting development in the River Bottoms. He believes this section does not fall into that area and the City should consider development here.

Vic Deauvono said high density development is common in cities like Bluffdale. Here they have only proposed 8 units to the acre.

Dave Anderson said there could be a lot of ways to develop the land that would be awesome. There are large lots near this area selling for a lot of money. Golf course frontage is an amenity that should be taken advantage of. He likes the single-family homes but believes the townhome section does not take advantage of golf course frontage and views. He thinks a layout that maximizes golf court views is something he could support more.

Vic Deauvono said about 65% of the townhomes have views of the golf course.

Dave Anderson said he believes that number would be closer to 20%.

Vic Deauvono said the east section of townhomes would still have golf course views. There are examples of developments in California with a similar layout

Dave Anderson mentioned part of the development is in the floodplain and asked Jered Johnson to speak to that issue.

Vic Deauvono said they brought someone out from Denver to look at that and can accommodate for that.

Dave Anderson said he just wanted to bring it up so they were aware of it. He wants to prepare him for the Planning Commission, that will be the next step.

Vaughn Pickell said the previously discussed agreement became void in 2006 and the current proposed density is higher than what was discussed in the agreement. He stated the proposal should stand on its own merits rather than refer to the previous agreement.

Vic Deauvono said he sold 12.5 acres to the City. He understands the DRC is a different body than the Planning Commission.

Vaughn Pickell **moved** to recommend denial of the D-Land West Zone Change from P-F to R-3 to the City Council based on the following findings:

Findings:

1. That the proposal is not consistent with the General Plan.
2. That the proposal far exceeds the density considered by previous agreement(s) and that the agreement is void by its own terms.
3. That the River Bottoms Vision is under deliberation.
4. A portion of this property is located in the 100-year floodplain.

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

Dave Anderson again mentioned the Planning Commission meeting will be held on February 2.

Vic Deauvono said the floodplain shouldn't be an issue.

Dave Anderson said both sides of each issue will be presented to the Planning Commission.

CONCEPT REVIEW **SFCN FIBER HUTS**

This item was moved after the D-Land Zone Change items because this item only involves City employees.

Zach Hendrickson explained that the huts will be infrastructure for the fiber network.

Dave Anderson asked where the huts would go.

Zach Hendrickson stated the locations are within their proposal, but are not set in stone.

John Little asked how big they are.

Zach Hendrickson said 15-16 feet long.

Tom Cooper said these are nicer than what was approved for Centricom.

Vaughn Pickell asked in what ways they are nicer.

Dave Anderson said Centricom is a big concrete box while these will have a more appealing design.

Michael Clark said this will look like a mini lift station. He asked if they will build one first and see how it goes before building all the others.

Josh Robinson said they want to bring this before the committee to get feedback before hiring a civil engineer to figure out all the details.

Tom Cooper said these will have the value to SFCN that the switchbacks have had to the Power Department.

Dave Anderson asked for the chain link fence to be black and vinyl coated.

Jered Johnson said he wants to make sure no one sees anything wrong with the proposals.

Tom Cooper asked why they have a chain link fence.

Michael Clark said it will help with venting for the generator.

Josh Robinson showed the proposed locations for the huts per the submitted plans.

Brandon Snyder said accommodation for the widening of roads will be needed at some sites.

Josh Robinson said they want general feedback before they get into details with an engineer.

Jered Johnson said this is a concept plan not a Site Plan.

Michael Clark asked about moving some hut locations away from street corners.

Brandon Snyder said he would prefer to have the shed further back rather than located prominently on the corner by the road.

Tom Cooper said the location is because they need to connect to routers. These cannot be underground because there are complex electronics and generators.

Zach Hendrickson explained that they have already discussed the proposals located within any parks with Bart Morrill.

Michael Clark asked about access to the huts.

Zach Hendrickson said there will be adequate access to them.

Dave Anderson said they should consider having a brick exterior near Park Elementary to match the exterior design of the school.

Discussion ensued regarding the next locations and why they are placed where they are. Further discussion will be needed on specific locations on many sites.

Dave Anderson and Michael Clark said it is a cool project and they are looking forward to it.

Jered Johnson moved to adjourn the meeting at 12:59 p.m.

Adopted: January 26, 2022

Jackson Dille

Planning Intern