

Adopted Minutes
Spanish Fork City Development Review Committee
40 South Main Street
Spanish Fork, UT 84660
February 9, 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; 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; Garrett Elmer, Power and Light Assistant Superintendent; Bart Morrill, Parks Maintenance Supervisor. John Little, Chief Building Official. Tom Cooper

Citizens Present: Gill Bearnson, Ryan Bradshaw, Roger Knell, Milan Malkovich, Mark Greenwood, Nikolas Simpson, David Simpson, Kaden Cole.

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

MINUTES

January 26, 2022

Jake **moved** to approve the minutes of January 26, 2022.

John Little **seconded** and there was discussion on the motion.

CONDITIONAL USE PERMIT

500 South Verizon 2022 Cell Tower Modification

Brandon Snyder stated it is an existing tower and the applicant is looking to replace equipment on the tower and to add some equipment on the ground around the tower.

Dave Anderson **moved** to recommend approval of the proposed 500 South Verizon 2022 Cell Tower Modification to allow for the proposed expansion Conditional Use Permit to the Planning Commission based on the following finding and conditions:

Finding:

1. That the proposed modifications and expansion do not have an adverse impact on adjacent properties.

Conditions:

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

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

FINAL PLAT

High Sky Estates Plat C

This application is a re-approval of a plat that is due to expire.

Seth Perrins **moved** to approve the proposed High Sky Estates Plat C 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 Construction Standards.
2. That the applicant address any redline comments in Citizenserve.

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

SITE PLAN

Spanish Fork 3 Parking Lot

The proposal is to add additional parking to the existing church site. Chris Thompson stated this is much needed.

Michael Clark suggested a change from a sump to a storm tech drain as they generally wear better over time.

Seth Perrins **moved** to approve the proposed Spanish Fork 3 Parking Lot Site Plan based on 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 address any redline comments in Citizenserve.

Dave Anderson **seconded**, and stated that there needs to be an update to the park strip along 300 East which should include grass and trees.

Milan Malkovich stated he is not sure when the asphalt was installed and does not believe it will be an issue to add the LID in the park strip and install landscape.

There was discussion of the site for storm drains. It was advised to use the LID and not use the sump.

Roger Knell stated it saves money to use the existing cistern with the sump instead of doing LID.

Milan Malkovich said if the City requires the LID, then that is what they will do, but would like to have the motion state such.

Seth Perrins withdrew his motion.

Chris Thompson **moved** to approve the proposed Spanish Fork 3 Parking Lot Site Plan based on 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 redline comments in Citizenserve.
3. That the stormwater system design be changed to not include sumps or the repurposing of the cistern.
4. That the stormwater system be designed to utilize LID in the planter strip along 300 East.
5. That the applicant provides a landscaping plan for the planter strip along 300 East.

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

Simpson Business Park

Brandon Snyder stated this is a straight forward development that would provide completion of the connection of 1400 North from Main Street to 300 West. The applicant does have some redline comments in Citizenserve that need to be addressed.

Chris Thompson stated that one of the requirements he would like for the motion is to memorialize an agreement with West Fields Irrigation regarding deeding the irrigation pipe to the City to be used for storm drain and the agreement would allow temporarily storm drain until the pipe can be installed up to 2050 North. Chris Thompson stated that the motion needs to indicate the pipe is dedicated to the City and that it can be used to temporarily drain.

Dave Simpson stated the front of the structure is to be clad in all metal, and would not include the brick as shown in the proposed elevations attached to the application.

Dave Anderson stated one uniform material can be redundant and not appealing.

John Little asked if the units can be combined or if they will be permanently separated.

Dave Simpson stated that a tenant can rent out multiple units if they need.

There was further discussion of the exterior elevation. The roof will have a slight slope, but will appear flat. They do not anticipate having a vertical relief. The proposed metal clad will be a flat metal panel vertically and corrugated metal horizontally.

Dave Anderson stated that he feels that would provide some needed relief.

Seth Perrins and Brandon Snyder stated it would be most helpful to provide examples of elevations with regard to what will actually be used on the exterior of the buildings and the true elevation of the buildings.

No partitions will be placed between the units until the tenants have selected the lease.

There was concern expressed with the parking spaces available and what the end uses would be for the units. Dave Anderson stated he has had conversations with Dave Simpson with regard to examples of uses like a dance studio, or online car dealerships.

Seth Perrins asked if engineering can be reviewed to make sure turning radiuses work around the landscape peninsulas.

Chris Thomson **moved** to approve the proposed Simpson Business Park Site Plan based on 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 redline comments in Citizenserve.
3. That the applicant enters into an agreement which would give ownership of the existing piped irrigation ditch in 300 West to the City.
4. That the agreement would also allow for the City to temporarily use the existing piped irrigation ditch in 300 West for storm water until a pipeline connection is made to the lineup 300 West from 1400 North to 2050 North.
5. That a 36-inch pipeline be shown on the plans and be installed from the south edge of 1400 North to the north edge of the property along 300 West.

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

There was discussion of the storm drain and making sure the discharge will work for the interim until a line is run north.

Tom Cooper stated he is meeting with Atlas Engineering today to finalize the power plan.

CONCEPT REVIEW

Bradshaw Subdivision

The applicant stated they are hoping to build multiple single-family homes on the property by subdividing the one parcel. In addition to proceeding with the subdivision of the property, they would like to change the road connection of Volunteer Drive to River Bottoms Road.

Chris Thompson stated that the intersection of Volunteer Drive connects to River Bottoms Road with a roundabout where Bradford Lane currently makes a connection. The purpose of the connection where it is, is to fix a poor intersection. Chris Thompson stated the intersection needs to be something to be worked out and the applicant needs to show how aligning the intersection further north to River Bottoms Road would function as a larger scale, and not just diverting the connection from their property for development of the single-family lots.

There was discussion of the road connections in the area. The need to acquire more property to align the roads or a reconfiguration of the property layout with a large reduction in the development of the property.

Dave Anderson stated that the single-family lot product is close to what the General Plan is looking for.

Chris Thompson stated that the road connection does not have to be made, but it does need to show how Volunteer Drive would connect in the future.

There was discussion of the existing home along Bradford Lane that is proposed to stay. The concerns raised were the distance from the home and sidewalk and the right of way and if the home should be preserved or torn down.

It was suggested that the applicant speak to the neighboring property owners regarding road alignments and options.

Dave Anderson moved to adjourn the meeting at 11:15 a.m.

Adopted: February 16, 2022

Kimberly Brenneman
Department Secretary