

Adopted Minutes
Spanish Fork City Development Review Committee
40 South Main Street
Spanish Fork, Utah 84660
March 2, 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.

Citizens Present: Tate Murphy, Kevin Pritchett, Austin Pritchett, Scott Peterson, Jared Morgan, Lance Hess.

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

MINUTES

February 16, 2022

Seth Perrins **moved** to approve the minutes of February 16, 2022.

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

CONCEPT REVIEW

Canyon View Parkway

Brandon Snyder stated that the applicant has a concept to review with the DRC. He gave reference to the location of the proposal.

Austin Pritchett stated the proposal would require some TDRs to get the proposed density as shown. He stated there are some wetlands on his property and would like to propose a land swap with the City for a sliver of property to the south owned by Spanish Fork. The property they would like to acquire from the City is currently landlocked.

Dave Anderson liked the buildings fronting along Canyon Creek Parkway. He thinks they are relatively close to meeting the parking requirements per the proposed unit count. Dave Anderson stated the property is currently zoned Industrial and that the property would have to be changed to a residential zoning.

Austin Pritchett stated there does need to be a boundary line adjustment with Springville for the north east area of the property and proposal.

Dave Anderson stated that is not an insignificant item that needs to be addressed. He also stated that unbuildable lands, like wetlands, would not be factored into the total acreage for development.

Seth Perrins stated that the idea of “softening” the sharp edges on the north east area is a great plan. It is best to start the conversation about adjusting the boundaries between Spanish Fork and Springville.

Austin Pritchett stated that the project is phased into 3 phases, and stated that the first phase will be along Canyon Creek Parkway with phase two and three phasing to the east.

Seth Perrins stated the land switch is a very worthy cause but iterated that may take some time to adjust the City Boundary.

Austin Pritchett responded that is why they are anticipating the eastern property being the third phase.

Seth Perrins stated that the TDR program has not yet been implemented.

Austin Pritchett stated they have proposed phase one based on the wetlands being mitigated and applying TDRs to the development. If they are not able to mitigate the wetlands or the TDRs are not able to be applied, then they could modify phases two and three to have more open space to balance out the density from phase one for the overall project.

Dave Anderson stated that in 2022 the project could be approved with phase one being able to stand on its own per what is allowed by current code.

Seth Perrins advised Austin Pritchett to focus on what is doable today, and not make it more complicated. He stated that by not focusing on what is able to be done, is setting up the applicant for the frustration of getting an approval on something that legally cannot be done today. Seth Perrins is more comfortable with a path to success for the applicant to revise the plan to show the density of phase one the way it is drawn, but to show the open space that would go with the unit count for phases two and three, to meet the current code today. The anticipation is that if the TDR program is adopted or wetlands are mitigated, that is when the Preliminary Plat can be amended to add more density to phase two and three.

Dave Anderson stated that this property is sandwiched between the future 2700 North interchange to the north and the Canyon Creek Development to the south. This property is just outside the area of the study that was completed a couple years ago with the anticipation of the 2700 North interchange.

Seth Perrins asked how this aligns with Springville’s General Plan.

Kevin Pritchett stated that he has been working with Springville and the property owners in the area and they are trying to plan out the corridor from the interchange.

Dave Anderson stated he thinks it is compatible with the information he has regarding Springville’s plan.

Seth Perrins gets nervous when Spanish Fork has their designated industrial property and Springville ends up abutting a higher density residential development. He does not want to set up future residents for frustration.

Austin Pritchett stated in a perfect world they hope to be able to master plan all the property in the area as they are working to acquire parcels in the Spanish Fork and Springville.

Seth Perrins stated that parking in Spanish Fork does not follow typical parking studies and the City Council is very sensitive to approving projects that are over-parked.

Austin and Kevin Pritchett stated that for the TDR program to work, there does need to be some give on parking.

Dave Anderson emphasized meeting with the Engineering Department and Power Department to fully understand the utilities in the area and bringing the infrastructure to the development is key.

The DRC spoke to the optimism of having the TDR program take place. There are many hurdles that still need to be crossed before a development can be approved by applying the TDR's.

Seth Perrins asked for the DRC and applicant to think about if a plat is approved that has emphasized development on the west half, how does the City ensure the back half has the amenities needed to support the front phase?

Bart Morrill stated that they were hoping to use the City property to the south as a bike park sometime in the future. Something similar to what is seen in St. George.

There was discussion of the alignment of Canyon Creek Parkway.

Arrowhead Subdivision

Jared Morgan started by giving the history of what is referred to as the Sunroc site on the south end of town. He stated they are in the process of bringing the site up to buildable grade. There are some current activities still taking place on site that will be moving to the new site being prepared north of the airport.

What was approved back in 2017 was a development for 204 lots as Weavers Vineyard. In contrast to the proposal today, the commercial area is going to be +/-3 acres larger than what was approved in 2017. The park location has changed as a result of the investigation of reclamation of the site; they are not comfortable building homes on where the park is now being proposed.

Jared Morgan stated that since the approval of the site for residential development the property to the east has received approval for residential development. He would reference that as they feel like the R-1-9 request is at a minimum mirroring the development on the other side of Del Monte Road that was approved as R-1-9. There have been discussions of the proposed park being a regional park.

Lance Hess stated that it is still unseen to what hazardous material is on the site and is recommending a phase 1 environmental study be completed.

Jared Morgan stated that as they are not able to use the park towards the density, they are requesting a rezone to R-1-9.

Seth Perrins asked if the area is to be left as open space, would it be fallow ground?

Jared Morgan replied that it would be.

Seth Perrins asked what incentive is there for the City to purchase that property.

Chris Thompson stated it worries him to have some of the lower density zones changed. R-1-9 is a starter home zone and feels this is yet another area for families to have their starter homes but where are the second homes supposed to go in the City. He does not want Spanish Fork to be the starter home community of the County.

Dave Anderson stated he thinks Jared Morgan is being really aggressive. With the approval in 2017, there were 204 lots meeting the R-1-12 zone. To contrast what is presented today there has been a loss of 6 units, an increase in the commercial by about 2 acres, and an increase to the park by about 4 acres. The lot size really matters and with the idea of mirroring what was done to the east, does not. The situation next door is entirely different from what is needed for this site. The proposed development needs to support three car garages along with where trailers and recreational toys will be parked. If there is not space on a lot the property owners will make space where they can and that can be seen pouring onto the streets. The site is incredible with potential view lots and spectacular opportunities to do more than 50-foot-wide homes.

Seth Perrins stated that the lot widths should really be 100 feet wide to be able to really do something with the lots for building an 80-foot-wide home and having a 10-foot setback on each side. As an example, the proposal has shifted showing an increase in the commercial area, which was a good observation; but the fact of the proposal consuming more commercial land, they would not expect to see the same number of lots. The previous park was 3 acres, and it is now proposed +/-7 or 8 acres. The Council will really not appreciate that Jared Morgan is desiring to keep the same lot count taking into account the commercial area and park. The lot count can grow if the park space is able to be developed.

Bart Morrill stated a regional park is a destination park and the park area really does not need to be that large.

Vaughn Pickell said it sounds like Jared Morgan is trying to double count the property of the park by changing the zone and making the City pay for the park.

Chris Thompson stated that the frontage and the lot size really just cannot support a second home development. He really would like to keep the property zoned R-1-12. There can be basements here. The idea is to move the starter homes in areas closer to the freeway and in areas that cannot have basements.

Jared Morgan stated he has been needing direction from the DRC and Planning Commission. He stated this will not be custom home lots and it would be one builder that would build all the homes. He stated this meeting has been constructive for him.

Seth Perrins stated that the city will not entertain the option to buy the property for the park if there is not a completed investigation of the site.

Lance Hess stated he recommends that a phase 1 environmental assessment be completed and as part of that phase 1 it would overlay the information and assess the information like a phase 1 modified to see where a phase 2 would need to be completed, if needed. There will need to be several more drill holes to be completed. Lance Hess stated that phase 1 plans do expire. He guessed that 10-20% of phase 1 environmental plans run to a phase 2 plan. He would be hard pressed to think with this particular site there would not need to be a phase 2 completed.

Lance Hess stated it takes about 14 calendar days for him to complete a phase 1 environmental study. In a park vapor intrusion is not as big of a deal, but with a home it is a larger deal. The vapors can choke out the oxygen in the soils and the grass can turn yellow.

Lance Hess emphasized as a potential future property owner a full study of the property should be completed.

Bart Morrill stated a neighborhood park is closer to 5 acres. An example of a regional park is Adventure Heights which is the all abilities park.

Dale Robinson explained that the cost really determines if the city would be interested in purchasing the proposed 8 acres for the typical neighborhood park.

Jared Morgan feels the directive is very clear, but would feel better getting the direction from the Planning Commission.

Brandon Snyder stated the conversation presented to the Planning Commission by DRC would be that the DRC feels the property should stay R-1-12.

DISCUSSION

Lance Hess addressed the DRC stating currently the area he was asked to review is being developed as part of a larger land ownership near Expressway Lane. There is plenty of public domain in the area and he listed off a few of the compounds found on the site. He stated there was about 70 feet of old line 27 that has been removed from the site. He has sent some proposals of items that need to be addressed on the site.

Brandon Snyder stated that he believes Dave Anderson's intent to have Lance Hess here today, is to get a direction of how to proceed with developments that have garbage on site.

Seth Perrins stated that the idea is no trash be on the site.

Lance Hess raised the question of when excavation starts are there staff on site to make sure it is currently remediated. He stated there is pure trash and trash that is saturated which leaks into the sub service. Just the removal of the trash does not mean it has been truly remediated.

Chris Thompson asked for recommended changes to the development application process.

Lance Hess stated that if there is a phase 1 environmental plan there needs to be a process for following through with the plan. He stated that obtaining a phase 1 per site would be a good practice as the City is growing. He charges about \$1,300 per site that is a few acres in size and can go up from that.

Kevin Pritchett stated that it is typical for a phase 1 environmental plan to be completed with bank loans.

Chris Thompson asked for Jered Johnson to coordinate with staff to draft language regarding the need for the phase 1 environmental plan be completed and meet with Lance Hess to discuss what should be required. Also, to have some language crafted regarding inspections of the site at excavation.

Lance Hess does have a standard that he will send over to Jered Johnson.

Seth Perrins stated that some sites need oversight, but not all sites would.

There was discussion of who inspects parking lots, the city inspectors in the engineering department or from the building department.

GENERAL PLAN AMENDMENT

Transportation Master Plan

There was discussion of the intersection of Marketplace Drive and Expressway Lane.

There was discussion of the intersection of Highway 6 and 3400 East there is no trail crossing except from where the roundabout would be. Bart Morrill would like a trail along the north side of 700 and add a trail along Spanish Fork Parkway.

Jered Johnson **moved** to recommend approval of the proposed Transportation Master Plan to the City Council as proposed with the changes as discussed.

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

Seth Perrins moved to adjourn the meeting at 11:53 a.m.

Adopted: April 6, 2022

Kimberly Brenneman
Development Coordination Manager