

Adopted Minutes
Spanish Fork City Development Review Committee
40 South Main Street
Spanish Fork, Utah 84660
March 16, 2022

Staff Members Present: Chris Thompson, Public Works Director; Seth Perrins, City Manager; Dave Anderson, Community Development Director; Brandon Snyder, City Planner; Kimberly Brenneman, Development Coordination Manager; Vaughn Pickell, City Attorney; Ana Burgi, 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; John Little, Chief Building Official, Kasey Woodard, Division Secretary.

Citizens Present: Gill Rand, Scott Peterson, Brian Gabler, Bruce Jeppser, Mike Hatch, Clint Gardner, Derek Terry, Kaden Cole, David Schiess.

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

ANNEXATION

3400 EAST ANNEXATION

Brandon Snyder stated the application is straight forward. It is just north of Quiet Valley and is part of an existing island of Utah County. He asked with this annexation if a dedication of right of way is needed for future expansion of the railroad track line or at time of development.

Dave Anderson stated that the applicant is not looking to develop at this time and feels this should be done when the property owner has a desire for development.

Jered Johnson stated that the road, 3400 East Utah County, needs to be included in the annexation to the prescriptive right of way lines. The annexation will follow the boundary of the property line and a second document is filed with the county that the City has jurisdiction of the road. It is needed in conjunction with the railroad crossing to Highway 89.

Brandon Snyder stated it is within the Annexation Policy Boundary and within the Growth Boundary.

Michael Clark does not have any concerns.

Chris Thompson stated there is a ditch that runs through the annexation. The push for the annexation was that Quiet Valley wanted to abandon the existing irrigation ditch. For that to happen, the properties that are serviced with the ditch would need to be annexed into the City to have pressurized irrigation services.

Vaughn Pickell **moved** to recommend approval of the proposed 3400 East Annexation to the City Council based on the following findings and subject to the following conditions:

Findings:

1. That the subject property is located within the City's Annexation Policy Boundary.
2. That the property is within the City's Growth Boundary.

3. That the General Plan Land Use Designation is Estate Density Residential.

Conditions:

1. That the boundary be adjusted to include the current Utah County road dedication excepting out the west sliver.
2. That the plat boundary be coterminous with the Stewart Farms parcel on 3400 East.

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

Jake Theurer stated that this will have the annexation fee applied to the legacy services.

Seth Perrins asked if this area is to be serviced within a year?

Jake Theurer stated that services would be available.

ZONE CHANGE AND PRELIMINARY PLAT

MODERA

Brandon Snyder stated the item had been on the DRC agenda back in January. Since then, the applicant has changed the east portion of the product and changed the elevations of the buildings. There are pending redlines that will need to be addressed within Citizenserve. The applicant has a preliminary landscape plan that needs to be finalized at a later date. Brandon Snyder advised the applicant to consider the phasing of the landscape to correlate with the units as they are finalized and ready for occupancy.

Dave Anderson stated it is important to get this item before the Planning Commission as it has been in review for some time. The change in architecture for the east side of the development is a great step in the right direction in a lot of ways. It addresses some of the specific concerns that were raised by the Planning Commission in a work session. There are a couple of concerns about the design. The buildings orient to the public streets, which is important, but then when looking at the elevations, it does not appear that there are entrances from the public street and only from the interior. He gave the example of the Outlook Apartments in Springville as a good starting point for the pedestrian entrances from the public streets. He asked if the product on the west side had changed, if not, he would highly recommend the applicant working to address the concerns raised in the work session held with the Planning Commission. The idea is to create a community, and not a college campus. Dave Anderson stated the overall site design is good, and he noted the drop in the proposed units by 10%. That helps with the spacing and parking and layout.

Michael Clark needs more time to review the documents. HE stated the design of the signals, storm drains, and some of those items he has not had a chance to review.

Chris Thompson suggested the item be continued to the March 30th DRC agenda.

Dave Anderson stated he would feel comfortable with that.

Michael Clark stated that a bigger picture item to discuss would be with regard to tile drains.

Scott Peterson stated he has had an issue tracking down a contact to obtain more information regarding the tile drains.

Kimberly Brenneman stated he should reach out to Raul Christensen to get more information.

Dave Anderson stated it would be beneficial to discuss the percent of the owner-occupied units versus the rental units.

Dave Anderson **moved** to continue the proposed Modera to the March 30, 2022 DRC agenda.

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

CONCEPT REVIEW

WILLOWBROOK

Brain Gabler is the engineer on the application. There was a preliminary plan that was approved and the applicant is now looking to do something different. The applicant is proposing an office warehouse within phase 1 and phase 2 will be a professional office building.

Brandon Snyder stated that there was a similar concept that was shared with the City Council when there was recently a change to the zoning in the area.

There was discussion of the zoning line being adjusted to reflect the concept that was proposed before the City Council.

Jered Johnson stated there needs to be a Phase 1 Environmental study completed on the site.

Brandon Snyder asked if the development would be subdivided at the time of application.

David Schiess said not at this time, however, he would like to keep it open for doing that in the future, if needed.

There was discussion of the sliver of land to the north, owned by the City, that would be landscaped. If the landscaping is needed to be able to maximize the site for development or if it was to just help beautify the area. Seth Perrins would like to have a discussion with the City Council about the landscaping.

Chris Thompson stated that there would be a trail that runs along the south and east borders of the development.

Brain Gabler asked what the next step would be.

Dave Anderson stated the next step would be for the applicant to apply for a Site Plan application.

There was discussion of the connection of the trail to the north, onto the City property, with regard to grading.

Chris Thompson asked for Michael Clark to follow up with Bart Morrill of where the trail should be installed.

CONSTRUCTION STANDARDS

CONSTRUCTION STANDARDS 22-02

Josh Robinson stated there are reductions of the T-intersections with the proposed standards changes.

Brandon Snyder raised the questions about 4.39.20.030(A)(3) that states, no street intersection, commercial or industrial access shall be allowed within 250 feet from the railroad right-of-way.

Jered Johnson stated that the reason for this is when an access is within a certain distance of the railroad crossing, a diagnostic must be completed with the railroad.

It was stated that if the applicant would like to go through the process of a diagnostic with the railroad, then why tie the City's hands?

Chris Thompson stated that he feels it is not safe and the proposed language should be adopted.

It was discussed that the language be adjusted to restrict access and not just call it commercial and industrial.

Jered Johnson suggested having the language be changed to say, "No street intersection, commercial or industrial access shall be allowed within 250 feet from the railroad right-of-way without a diagnostic from the railroad".

Dave Anderson stated that as property develops on the west side of I-15 this will be something that will become more common.

The other proposed changes are fairly minor. The curb inlet was changed from 4 feet to 2 feet. Jamie Chappel was not too fond of the change, but staff felt it was needed as the boxes were very expensive for the 4-foot ones. The larger boxes allow for more time between cleanings, but only by about a year. The cost benefit was not justified to keep the boxes at 4 feet deep.

Dave Anderson raised the concern with the frequency of the changes and tracking for vesting.

Michael Clark stated that his office has a system for tracking the vesting.

Seth Perrins stated that he likes the nimbleness that the City has, but does not like the confusion that may occur. He goes back and forth on best practice.

The idea of only making changes twice a year was discussed. Seth Perrins stated that if that is the practice for Construction Standards then it should also be the standard for Title 15 Changes.

Jered Johnson suggested having the revised standards adopted at the end and beginning of the construction season.

Seth Perrins **moved** to recommend approval of the proposed Construction Standards 22-02 to the City Council as presented with the modification discussed regarding the railroad and street access.

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

OTHER BUSINESS

900 SOUTH SUBDIVISION

Dave Anderson stated that with a Zone Change application, a Preliminary Plat application is typically required. He asked if the DRC has any concerns regarding the Zone Change application moving forward without a Preliminary Plat application.

It was discussed that the alignments of 900 South and 1550 West will ultimately need to be checked to see if they impact this property.

There was discussion of a construction standard that requires a fence with a ditch, but in this situation, the ditch bisects the residential lot.

Dave Anderson recapped to let the applicant know Arive Homes is working on an intersection of 900 South and 1550 West and that the applicant will need to be able to address the intersection design with the proposed lots.

TRAILS ON MAIN

Mike Hatch is proposing to do an R-4 development. The density would be concentrated along Main Street, with the open space being along the river. There would be about an 8-acre park provided to the city. He has had a meeting with UDOT and both proposed accesses would be full movement accesses. The goal of the development was to concentrate the density along Main Street and to address structures being built in the floodplain issues.

Seth Perrins stated he has not had any conversations with the City Council about this proposal. He feels this is a departure from the conversations he has had with the Council.

Mike Hatch thinks he has strong support from the Council as they have had private conversations with 5 council members.

Seth Perrins stated that his recommendation is to have a full conversation with all the City Council before moving forward.

Dave Anderson stated if the applicant is prepared to submit a Preliminary Plat and Zone Change application, knowing the significant financial investment, knowing that the design has not been fully vetted with the City Council, then they are welcome to do so.

Mike Hatch stated they have been working on this project for about a year and a half. He is prepared to move forward and feels comfortable with the decision. He has had many one-on-one meetings with council members.

Dave Anderson stated this would be a unique building product within Spanish Fork with the structures being built on pillars or podiums. He asked if there is the need to have a discussion about what the standard should be for building such a product. This is not something the City has set a standard and would need to do so before the project moves forward.

The product would be for rent and the applicant desires to hold the property.

There was discussion about where the sewer would tie into with regard to capacity.

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

Adopted: April 6, 2022

Kimberly Brenneman
Development Coordination Manager