

Adopted Minutes
Spanish Fork City Development Review Committee
40 South Main Street
Spanish Fork, UT 84660
March 30, 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; Ana Burgi, Assistant City Attorney; Michael Clark, Assistant City Engineer; Jered Johnson, Engineering Division Manager; Marcie Clark, Engineering Division Secretary; Shelley Hendrickson, Administrative Assistant; 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.

Citizens Present: Paul Thurston, Carl Myler, Terry Ficklin, Nick Patterson, Scott Peterson, Cliff Brimhall, Clint Garner, Garrett Seely.

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

SITE PLAN
AGGIE

The proposal involves development of an industrial site located at 751 West 3800 North.

Brandon Snyder stated this is an important addition to the north side of town. The property is currently being improved with the J-6 development. The site is just under 61 acres. The plans are pretty clean. There were a couple redline comments that still need to be addressed but feels comfortable working through those with the applicant.

Jered Johnson did not have any comments. The City is working on the water systems that will be needed for the site.

Dave Anderson reiterated that the applicant submitted plans a week or so ago and is currently under review by staff, but based on how clean the plans were with the initial review he does not feel any of the redline comments could not be addressed.

Dave Anderson **moved** to approve the proposed Aggie Site Plan based on the following finding and 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, including to but not limited to those that will be forthcoming with the completion of the current review route.

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

CONDITIONAL USE PERMIT AND SITE PLAN
SUVSWD ENVIRONMENTAL RECOVERY AND TRANSFER CENTER

The proposal involves industrial development of a site and approval of a Conditional Use for a Solid Waste Transfer Facility to be located at approximately 3450 North 400 West.

Brandon Snyder stated that he appreciated the transfer center staff working with City staff regarding the redline comments and city staff's concerns. One large item the applicant submitted since the last DRC meeting was the Operations Plan. This will address concerns or items that may be listed as conditions of approval on the staff report provided. The Operations Plan is quite detailed and suggested that the transfer center staff meet with city staff on an annual basis to help mitigate any issues in a timely manner.

Nick Patterson stated that in the landscape plan, the blue areas indicate retention basin as well as a note to what will be completed with the improvements on the north property.

Chris Thompson asked about if the trailer storage on the Site Plan shows that it has been moved south with regard to the conversion from the last meeting.

Nick Patterson stated that they did not reflect the changes on the plans but did do a turn radius as if the storage was moved south and it should not be a problem for the trucks exiting the building.

Dave Anderson appreciated the meeting with the transfer center staff the other week and reiterated the concern of having any stray debris along any public right-of-way cleaned up in a timely manner.

Nick Patterson stated that stray debris is addressed in the Operations Plan that was provided.

Michael Clark stated that there are plans approved with the Sunroc development that included some of the land the transfer center would be on. He asked that there be clarification to which landscape plan should carry precedence and what set of plans should the Engineering Department utilize for calculating the landscape bond.

Dave Anderson asked if there is a gap along the frontage to the north.

Nick Patterson stated that there is no gap to the north between their property and the adjacent property.

Dave Anderson stated that he does not want to modify the landscape plan prepared by Sunroc, as Sunroc is acting as the area developer for the individual sites. Unless an end user states to the City that they desire to landscape differently than proposed by Sunroc.

Dave Anderson **moved** to approve the proposed SUVSWD Environmental Recovery and Transfer Center Site Plan based on the following finding and subject to the conditions listed below.

Finding:

1. That the proposal requires a Conditional Use Permit in the P-F zoning district.

Conditions:

1. That the applicant meets the City's Zoning Requirements and Construction Standards.
2. That the applicant addresses any red-lines.
3. That Site Plan approval is contingent upon approval of a Conditional Use Permit by the Planning Commission.

4. That the approvals given are contingent upon recordation of the subdivision and road dedication plat and completion of the associated improvements.

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

Dave Anderson **moved** to recommend approval of the proposed SUVSWD Environmental Recovery and Transfer Center Conditional Use Permit to the Planning Commission based on the finding and conditions listed below.

Finding:

1. With the proposed conditions, the use will not have an adverse impact on other properties in the area.

Conditions:

1. That an Operations Plan be provided to the City. The Plan should include information on equipment that will be employed to reduce odors, regulations pertaining to uncovered loads, truck routes, hours of operation and information about how long garbage will be kept on-site.
2. That the applicant annually reviews the Plan with the City to make potential modifications or improvements to the Plan to best address or mitigate impacts of the use.
3. That trucks, equipment and trailers be cleaned on a regular basis to reduce potential odors.
4. Provided that all operating aspects of the facility are fully enclosed within a building and the grounds are completely fenced.
5. That the applicant addresses any red-lines.

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

ZONE CHANGE and PRELIMINARY PLAT **MODERA**

The proposal involves changing the current zone from R-R to R-4 and Commercial-2 along with a Master Planned Development located in the vicinity of 2000 West 1900 South.

Garrett Seely gave an overview of the layout and stated the development layout has stayed very similar. There is a 10-acre area on the west that are for sale units while the east portion is for rent units. The development division between the two types of units is 2000 West. He covered the club house design and the various amenities, pool, playground, basketball courts, open space areas and dog parks. The amenity centers are throughout the development. There are 2 entrances from the front elevation of the for-sale units. Where the balconies are side by side, they have a divider so you cannot get from one side to the other. Not all units will have balconies but the majority of them will. All the for-sale unit buildings will be 4 stories.

The concern was raised about grass being used in the dog park area and it may not weather well. Bart Morrill stated the area seems small enough he would recommend utilizing a different material within the walking area of the dog park then grass.

Each balcony would have its own walkway to the buildings for the for-rent product with an entrance to the main building being on the side.

There is a secondary clubhouse that will sit on the for-sale side of the development.

Dave Anderson stated that he has spoken with Garrett Seely enough to understand the anxiety of staff to ensure expectations of a project like this are met. He feels like the bar is high and that both staff and Garrett Seely are trying to reach that bar. Dave Anderson feels like Garrett Seely has delivered, however, there are a few things that do still need to be refined. He really likes the idea that if there is a 4-story element it is closest to the interchange. Dave Anderson does not feel totally comfortable that this whole development will have a cohesive feel. It might be worth spending a little more time on the elevation designs and having common elements to tie the different products together. The concept with the buildings that front Arrowhead Trail is good, but stated it is odd that the entrances are not to the building; rather their back door from the major road. He would like more discussion on this item. Dave Anderson would love to get thoughts from other staff members regarding the proposal. This item has been noticed to be on the Planning Commission meeting on April 6th.

Seth Perrins stated that it is important to have a conversation with the Planning Commission and to have the public feedback.

Bart Morrill stated that he believes the trails shown on the plans follow the city's Trails Master Plan.

Jake Theurer asked if the for-rent units will be all electric.

Garrett Seely stated that they would, however, with regard to the for-sale units, he would have to get back to Jake Theurer.

Brandon Snyder stated that staff has quite a few sets of plans and will try to get those plans all reviewed prior to the Planning Commission meeting.

Dave Anderson feels it might be worth having this item come back to the DRC at some point before final approval.

Brandon Snyder stated that the landscape plan will come back to the DRC for final approval.

Chris Thompson would like to know when the signals are installed with regard to the phasing plan. There was discussion as to when the lights would be installed and if any modifications need to be made to the existing lighted intersection.

Seth Perrins asked if the traffic study will dictate when the signals should be installed.

Chris Thompson stated that it would not and that if the road is installed, then the signal should be put in at that time.

Jered Johnson stated that it is cheaper to build the signal at the time of the installment of the intersection, with either phase E or F.

There was discussion of at what point the signal was warranted. Seth Perrins raised this question as when should the light be installed, not discussing the design of the intersection with the correct modeling and placement of the conduits.

Garrett Seely stated when he pulls Building Permits for phase E and phase F is when they plan to install the 2000 West intersection signal.

It was determined that the light will be installed with the first phase of development.

Scott Peterson stated that the first phase of the development is the infrastructure. The lettered phases are for the purpose of getting Certificate of Occupancies issued.

Dave Anderson stated that to clarify before a Certificate of Occupancy is issued for the first building, the light will be installed and operating.

Seth Perrins stated that it may be best to have the applicant enter into a Development Agreement.

The Preliminary Plat, Zone Change, and Development Agreement should be presented before the City Council at the same meeting.

Seth Perrins reiterated the pictures presented to the Planning Commission and City Council mean something and they are not just for illustration. The pictures are the 1,000 words for them and setting an expectation of the end product.

Dave Anderson **moved** to recommend approval of the proposed Modera Zone Change from R-R to R-4 and C-2 to the City Council based on the following finding:

Finding:

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

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

Dave Anderson **moved** to recommend approval of the proposed Modera Master Planned Development Preliminary Plat to the City Council based on the following finding and subject to the following conditions:

Finding:

1. That the proposal is consistent with the proposed R-4 zone.

Conditions:

1. That Preliminary Plat approval is contingent upon approval of the Zone Change.
2. That the applicant meets the City's Zoning requirements and Construction Standards.
3. That the applicant addresses any red-lines, including to but not limited to those that will be forthcoming.
4. That the applicant enters into a development agreement with the City.
5. That the applicant provides for the development agreement items such as a detailed phasing plan identifying when key improvements will be installed, final plans for all amenities in the projects, architecture and floorplans of the buildings, and a fencing plan.
6. That the applicant provides with the final plat application a landscape plan to be approved by Staff.

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

FINAL PLAT

RIVER RUN TOWNHOMES PLAT A

The proposal requests amending the existing approval for townhomes in a recorded Final Plat located at approximately 200 East South Lane.

Dave Anderson gave some background on the project. With the approval of this project and the Annie's Acres project there was a hard ceiling drawn to how many units could be completed before additional traffic improvements must be installed. That traffic study stated the cap would be 92 units. The city approved Plat A knowing that all the units within the approved development would be a total of 95 units. This approval was with the understanding that the second access should have been well underway, however, that second access has not been started. Building permits were not being issued on the building that would top over the 92 units. Dave Anderson is recommending the approval be amended to allow for the cap to be adjusted to 95 units to allow for building permits to be issued for all buildings within the approved plat.

Chris Thompson said he does not have any concerns.

Seth Perrins stated that the number of 92 units has value and weight and there is a reason why this number was called out in the traffic study. He is comfortable with going up to 95, but nothing more. This number would be practical with regard to the plats that have been approved and recorded to date.

City staff has held subsequent plats in the queue until the second access is completed to avoid this becoming a larger issue than what is being presented today.

Brandon Snyder brought the concern up with regard to the River Run Amended Plat A was not recorded and with that amended plat it was to modify the landscaping as well as provide for some irrigation easements.

Dave Anderson **moved** to approve the proposed River Run Townhomes Plat A to allow for all the homes on the plat be constructed, bringing the total unit count between the River Run Townhomes and Annie's Acres to 95 units based on the following finding and condition:

Finding:

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

Condition:

1. That the applicant address any redline comments in Citizenserve

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

CONCEPT REVIEW

ARROWHEAD SUBDIVISION

Scott Peterson stated that the blue shaded area would be sold to Century Homes and will be built in 2 phases. The green shaded area shown on the map will be retained by Sunroc and the full site will be remediated and then sold for development.

Dave Anderson stated that the idea of future lots being sold for custom homes on the remediated property would be nice.

There was feedback for Scott Peterson to review the standard for the block length within a Master Planned Development. The phasing plan needs to be modified to make sure there are not too many units being built on one access. There was feedback with regard to adding some curves to cut down the straightaways. There

was discussion of potential congestion on Del Monte for the lots that will be adjacent to the Skye Meadows development.

Chris Thompson asked about a policy for if a developer builds a Pressurized Irrigation line and a lateral, the city would pay them back within 5 years, with up to 100 feet of frontage. An example would be if there is a lot that has 150 feet of frontage, the City would pay for 100 feet of that property, with a second stipulation that only one lateral will be built per property. This is similar to what was done on 1000 North. This idea would be that a Pressurized Irrigation would be installed, and the irrigation ditch would go away.

There was the question raised with what do the property owners do with their water rights? How do the residents feel about being on Pressurized Irrigation?

Chris Thompson directed Michael Clark to create a policy and bring it to him for review. After he and Michael Clark are able to review the policy, it will be taken to Seth Perrins for approval.

Bart Morrill stated that there needs to be a park in the area.

Chris Thompson stated it would be better to build a park in the low ground where basements would not be allowed because of the water table.

Dave Anderson suggested going back to the drawing board.

Brandon Snyder suggested that a private park be built. He also stated that the lots shaded in green will not be considered toward the lot density for the development as they are not developable currently. Also, the areas shaded in purple have smaller size lots.

Chris Thompson stated that maybe the bonding for the mitigation should be done before the development starts.

Michael Clark stated that the bond needs to be definable.

Dave Anderson stated that the purple shaded area would be tied to the green shaded area, in that only so many lots can be approved in the purple shaded area before steps are completed on the green shaded area. What does or doesn't happen on the green shaded area completely dictates what is done or not done with the purple shaded area.

Brandon Snyder reiterated the number of lots tied to a single access, block lengths, timing of the Peterson phase, and the idea of having a private park in the area.

FAIRGROUNDS PARKING LOT

Jered Johnson stated that staff is working to clean up the front portion of the site per the environmental study.

Brandon Snyder stated that a dive into the numbers of landscape once the Site Plan is submitted. Make sure there is adequate lighting for the area. He also asked for clarification of what side the trail should be. Brandon Snyder asked about having a wall constructed along the far east side of the parking lot.

Feedback was given to make sure accesses into the parking lot are wider and not too narrow.

Cliff asked about landscaping and the open space.

Seth Perrins stated that a conversation needs to be had with Lance Hess as to what landscaping could be done and if any non-traditional landscaping would need to be completed. There are places that can be worked with where the contaminants have been contained with cement caps.

OTHER BUSINESS

CENTRAL UTAH WATER

DRC decided to discuss this topic at a later date.

Seth Perrins moved to adjourn the meeting at 12:23 p.m.

Adopted: April 13, 2022

Kimberly Brenneman
Development Coordination Manager