

Adopted Minutes
Spanish Fork City Development Review Committee
40 South Main Street
Spanish Fork, UT 84660
April 6, 2022

Staff Members Present: ,Seth Perrins, City Manager; Dave Anderson, Community Development Director; Kimberly Brenneman, Community Development Secretary; Vaughn Pickell, City Attorney; Jered Johnson, Engineering Division Manager; Zach Hendrickson, Outside Plant Manager; Jake Theurer, Power and Light Superintendent; Bart Morrill, Parks Maintenance Supervisor, Dale Robinson, Parks and Recreation Director; Tom Cooper, Power and Light Senior Utility Planner; John Little, Chief Building Official, Kasey Woodard, Division Secretary.

Citizens Present: Vanesa Gawlik, Ryan Bradshaw, Scott Peterson, Julie Smith.

Dave Anderson called the meeting to order at 10:04 a.m.

APPROVAL OF MINUTES

MARCH 2, 2022

MARCH 9, 2022

MARCH 16, 2022

Dave Anderson **moved** to approve all the minutes for March 2, 2022, March 9, 2022 and March 16, 2022.

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

ANNEXATION

GWC ANNEXATION

Dave Anderson started the discussion by pointing out that the property to the west was annexed, and the proposed annexation would create an island. He asked for input from staff about whether it would pose a problem with the City Council. He pointed out that historically islands create a larger problem in the future.

Jared Morgan stated the proposal is about 20 acres of land. He has been trying to work with the property owners to the south to join the annexation, but have had no luck. With those property owners not participating in the annexation, it would create an island.

Dave Anderson asked Seth Perrins his thoughts on this suggestion.

Seth Perrins thinks having the island would be a bad idea. He stated the reason this becomes an issue is when there is an emergency, which district should respond He asked Jared Morgan if the property owners are concerned, they would lose property value? Seth Perrins recommends annexing this additional property.

Jared Morgan stated that he has had multiple conversations with the property owners and thinks he can show them that it will not negatively impact them. He then addressed concerns over increased taxes.

Jered Johnson asked if Jared Morgan thinks he can talk them into the annexation.

Jared Morgan did not think he could and would appreciate the City's reaching out to the property owner for maybe more clarification as to how the annexation would affect their property.

Seth Perrins **moved** to recommend approval of the proposed GWC Annexation to the City Council based on the following finding:

Finding:

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

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

FINAL PLAT **VISTA VIEW PHASE 5**

Dave Anderson stated that he thinks there isn't a lot to say about this item, and asked if anyone has anything to say or share.

No comments were shared or brought up.

Seth Perrins asked if anything was changing, Dave Anderson remarked there are no changes and that it fits into a routine category.

Vaughn Pickell moved to approve the proposed Vista View Phase 5 Final Plat based on the following findings and conditions:

Findings:

1. That the proposal conforms to the City's General Plan Designation and Zoning Map.
2. That the proposal is consistent with the approved Preliminary Plat

Conditions:

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

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

CONCEPT REVIEW **SHELLY SUBDIVISION**

Julie Smith addressed the DRC stating the item was submitted last year, and there have been different layouts proposed. She stated Utah Power and Light own the property under their lines in Legacy Farms, where with this development the land under the lines is just an easement.

Julie Smith stated the existing barn was an issue with the initial proposed layout creating a flag lot. One of the concerns she has with her development is that Legacy Farms has 6,000 square foot lots. She doesn't want to be stuck with smaller lots, they would like some kind of consistency with lot size and they are open to suggestions.

Dave Anderson stated that it is tricky for those that have not been part of the prior conversations. He remarks that it is a big, beautiful steel building, and that it sits on its own parcel and is an accessory structure on a property that does not have a primary residential structure. He remarked that they did a great job with the design, he only thinks there is one concern with the proximity to Legacy Farms and to zone it to R-1-9. He thinks that what is being proposed is the right fit for the area.

Dave Anderson is inclined to see a connection to Spanish Fork Parkway that aligns with the Legacy Townhome entrance.

There was discussion about the functional spacing for an access point along Spanish Fork Parkway.

Seth Perrins remarked that the flag lot, the barn, is a concern for him.

Dave Anderson stated that if they make the connection and adjust some things, it will make Seth's concerns a non-issue. He views it differently and doesn't think the barn is going anywhere, even when ownership changes hands as it would be an asset to the property for a future owner.

There was discussion about if someone bought the lot and built a home or business on it then it would turn into a concern.

Seth Perrins pointed out the unbuildable portion of the easement area.

Tom Cooper stated RMP will not even let you park a trailer within the easement area of their power lines.

Seth Perrins stated that he thinks the easement is a bigger concern than needed and would like to outline the unbuildable areas.

Dave Anderson stated that he thinks the concerns are between the property owners and Rocky Mountain Power rather than the City and Rocky Mountain Power.

Vaugh Pickell asked if the City anticipates doing a trail under these power lines, like in Legacy Farms.

There was discussion about that the land acquisition is the issue that needs to be solved

Seth Perrins states that this needs to be discussed with the applicant and figured out.

Dave Anderson stated that he thinks someone needs to reach out to the Ireland's with regard to curbing improvements.

John Little asked if there is a wall and Dave Anderson stated that he saw one.

BRADSHAW CONCEPT

Ryan Bradshaw stated that he and his family have worked on a few concepts and making the roundabout feasible, they will have to use land that belongs to the property owner to the west and that property owner currently is unwilling to sell or open up that area. He is seeking direction from the Committee on if they should keep trying to do the roundabout or move to another concept or move the roundabout to a different location.

Jered Johnson said it will be required to have a roundabout there.

The applicant says he has been working with Michael Clark.

Jered Johnson brought up a concept drawing of the roundabout moving it down slightly and that it's the only way to make the interaction safe.

Jered Johnson stated that that is development driven, as it's not in the City's budget to complete these improvements, however, the applicant could be reimbursed later on by the city.

Dave Anderson stated that he thinks the layout is functional and the concern is just about expense.

Jered Johnson stated that they could move Volunteer Drive, but how it will be funded has not been discussed at this time.

There was discussion about focusing on the roundabout concept.

Dave Anderson stated he doesn't see the property to the southeast being developed.

Jake Theurer pointed out a transmission line that runs across the proposed north portion of the development. The applicant thanked Jake as he was not aware of the line prior to this as it will affect their lots.

SHOPS AT SWENSON BALL FIELD

Josh Robinson stated that there is a name change and that the building will actually be located at the Fairgrounds.

Jered Johnson stated they are going to be piping the ditch in the area, and they plan to keep it landscaped. There is currently no curb and gutter, and the site will be paved with asphalt millings.

There was discussion about the access points.

Seth Perrins pointed out that there needs to be an auto turn completed to make sure there is enough room for trucks and trailers to be able to enter the parking lot without hitting the proposed fence around the shop.

Josh Robinson pointed out where the trails will be and where they planned to put in a wall; the north west corner adjacent to the home only.

Vaughn Pickell was also concerned about wide swinging trucks and trailers, and asked if there is going to be any kind of outdoor storage.

Dave Anderson asked if there will be any impact to the property south east with the storage containers,

Seth Perrins proposed doing a surrounding masonry wall instead of the proposed chain link fence around the shop if there is going to be any type of outdoor storage.

Dave Anderson proposed that the site should require asphalt, not millings.

Jered Johnson agreed stating that anything the public has access to should have asphalt laid.

There was more discussion about the wall and if it should be surrounding the shop site or just in the north east corner.

Vaughn Pickell suggested a wall if there is any outdoor storage at all including materials, and trailers, but stated that he did not mean parked cars or trucks that were used daily.

Jared Johnson pointed out the powerlines in the south east area.

Seth Perrins asked if they can get rid of a pedestrian bridge that currently crosses the ditch.

Josh Robinson confirmed they can.

John Little inquired where the ADA parking would be located and there is currently none shown on the concept plan.

Jared Johnson stated that they need to design ADA parking stalls that are located on asphalt, and he suggested placing them by the entrance.

OTHER BUSINESS

JUNIPER RIDGE

The applicant, Dean Ingraham, provided an explanation of the proposed development. He explained the proposed development is the same product that is being built on Del Monte next to ALA. He has found that this product with the particular garage layout has done well in other communities as the owners use their garages for parking and not just storage. Dean Ingraham then showed images and proposed elevations of a gas station and a retail strip mall located on the property.

Dean Ingraham acknowledged that there are utility concerns for the area and how they will be accessing them. He is working with Scott Peterson on a second plat for single family homes that would eventually tie into the Arrowhead Subdivision He believes the utility issues will be figured out with that.

The elevations show some of the open space and a playground along with a general overview of the commercial areas.

The applicant stated that they have decided to go with an inward facing garage door layout and that it is aesthetically more pleasing not seeing the garage doors facing the street.

The applicant presents their fly through of the proposed development, showing the street views. He stated that a rear load entry is a better product so you don't see the garage doors. The width of the right-of-way is 31 feet for the road way that runs between the buildings.

Dave Anderson stated that previously the City wasn't interested in building more townhomes, but thinks this could be a potential good fit for the area He feels comfortable with proposing it to the City Council for their feedback. He does not see these properties using a lot of utilities.

Seth Perrins sees no big issues for the Council, Seth Perrins stated that the images are helpful and nice looking, but asked if this is the image that the applicant is anticipating to show the City Council. He counseled Dean Ingraham to make sure the images presented to the Council are identical to what will be built.

Dean Ingraham said that the images shown will be what will be built and that they will not change the materials.

Dave Anderson stated that he thinks they have good direction. The total square footage of the units is 2,300 square feet.

LELAND MEADOWS

Dean Ingraham asked for clarification and discussion with regard to the proposed Leland Meadows development and the required right-of-way width of Mill Road.

There was discussion about how wide Mill Road is proposed and comments from Michael Clark in previous discussions were brought up.

Seth Perrins stated that he feels that it is worth further conversion, at this point they haven't had enough conversations about the development and the density in the area is tricky.

Seth Perrins directed Dean Ingraham to have more detailed conversations with Jered Johnson and Chris Thompson regarding Mill Road width.

Dave Anderson moved to adjourn the meeting at 11:53 a.m.

Adopted: April 13, 2022

Kasey Woodard
Division Secretary