



Wednesday, May 4, 2022
Development Review Committee

DEVELOPMENT REVIEW COMMITTEE AGENDA

PUBLIC NOTICE is hereby given that the Development Review Committee of Spanish Fork, Utah, will hold a regular meeting at the Spanish Fork City Council Chamber, 40 South Main Street, Spanish Fork, Utah, commencing at 10:00 a.m. This meeting is not available to attend virtually.

1. Approval of Minutes

Subject	A. April 13, 2022
Meeting	May 4, 2022 - Development Review Committee
Category	1. Approval of Minutes
Access	Public
Type	Action, Minutes

File Attachments
[minutes.drc.4-13-2022.pdf \(1,634 KB\)](#)

2. Minor Plat Amendment

Subject	A. WAPITI PLAT D. The proposal involves adjusting the shared lot line between two existing lots within Wapiti Plat C located at 1708 South 1100 East.
Meeting	May 4, 2022 - Development Review Committee
Category	2. Minor Plat Amendment
Access	Public
Type	Action, Discussion

File Attachments
[report.drc.wapitiplatd.5-4-2022.pdf \(1,255 KB\)](#)

3. Site Plan

Subject	A. XCAVATE MINING. The proposal involves industrial development of a site located at 899 East Market Place Drive.
Meeting	May 4, 2022 - Development Review Committee
Category	3. Site Plan

Access Public

Type Action, Discussion

File Attachments
[report.drc.xcavatemining.5-4-2022.pdf \(12,959 KB\)](#)

Subject **B. WILSON WEST AIRPORT HANGARS. The proposal involves the development of 13 hangars located at the Spanish Fork Airport, 2400 North 500 West.**

Meeting May 4, 2022 - Development Review Committee

Category 3. Site Plan

Access Public

Type Action, Discussion

File Attachments
[report.drc.wilsonwesthangars.5-4-2022.pdf \(3,972 KB\)](#)

4. Concept Review

Subject **A. PEG DEVELOPMENT.**

Meeting May 4, 2022 - Development Review Committee

Category 4. Concept Review

Access Public

Type Discussion

File Attachments
[Spanish Fork BTR Conceptual Plan Plot.pdf \(1,278 KB\)](#)

5. Discussion

Subject **A. SOUTHEAST DEVELOPMENT.**

Meeting May 4, 2022 - Development Review Committee

Category 5. Discussion

Access Public

Type Discussion

6. Adjourn

Draft Minutes
Spanish Fork City Development Review Committee
40 South Main Street
Spanish Fork, UT 84660
April 13, 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; Ana Burgi, Assistant City Attorney; Michael Clark, Assistant City Engineer; Jered Johnson, Engineering Division Manager; Marcie Clark, Engineering Division Secretary; Zach Hendrickson, Outside Plant Manager; Jake Theurer, Power and Light Superintendent;; Bart Morrill, Parks Maintenance Supervisor, Dale Robinson, Parks and Recs Director John Little, Chief Building Official, Kasey Woodard, Division Secretary.

Citizens Present: Jeremy Endicott and David Bourne.

Dave Anderson called the meeting to order at 10:00 a.m.

MINUTES

March 30, 2022

April 6, 2022

Jake Theurer **moved** to approve the minutes of March 30, 2022 and April 6, 2022.

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

MINOR PLAT AMENDMENT

MEADOW CREEK RIDGE PHASE 5 FIRST AMENDMENT

Brandon Snyder stated that this is a very straight forward proposal. There are two existing lots and with the amended plat they are shifting the shared interior property line over approximately eight feet.

Dave Anderson indicated that this is in the northeast part of the community and is located off of State Road 51. He stated that there is not a lot to talk about and this is mostly a formality.

Vaughn Pickell **moved** to approve the proposed Meadow Creek Ridge Phase 5 Minor Plat Amendment based on the following finding and conditions as written in the staff report:

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 red-lines.

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

CONCEPT REVIEW

PEG DEVELOPMENT

Jeremy Endicott stated they brought the concept through as a General Plan amendment a couple months ago. Since that time, they have made some revisions to the concept and are looking for initial feedback from the Committee. The initial concept was 333 units but they have condensed it down to 204 units, which is around 10 units to the acre. There is a mix of 1, 2, and 3 bedrooms patio homes. There are also one and two stories with the majority of the units being detached, each with hybrid backyards with some of the units sharing a wall. There is a large circular parking lot with a connecting road to 450 South, to 1550 West, continuing the Spanish Fork River Trail through the property.

Vaughn Pickell questioned if the single-family homes are the units located farthest to the East and if the stand-alone single-family home on the east boundary have a garage which the applicant stated they do not have garages in them but they will have separate detached garages throughout the community that some residents will have the option to rent.

Dave Anderson questioned how the applicant plans to navigate around the requirement that single-family homes have a garage and the applicant stated that they plan to propose

this development as a mix between a single-family home and multi-family apartment community, so that it has elements of a single family detached home with no shared walls but it's similar to an apartment complex as it will be recorded as a single parcel. Jeremy Endicott realizes that it is a new concept to Spanish Fork and feels it will fit within this type of suburban community and alleviate some of the housing challenges.

There was discussion on if this type of mix in housing is allowed within our current City code, and whether they would need to add language that would allow for the new concept.

Seth Perrins stated he feels like this rendering shows a lot of what looks to be private streets, and questions if we allow private streets to this scale.

Dave Anderson stated that we allow for private drives, as long as there is access to a public street. He stated that it needs to be adjusted and there are some block length requirements that come into play. He stated that this was expressly what the Planning Commission did not want to see in rental communities along the Wasatch Front.

There was discussion about parking interior and public streets, and when it comes to garages there has been a number of conversations that have been ongoing with The Planning Commission.

Dave Anderson stated that he does not know the applicants plans and recommends they come back to present before the Planning Commission in a few weeks.

Jeremy Endicott stated that the difference between this development and a standard apartment complex, you'll see in Utah County you don't know when you've passed from a for rent to a for sale unit. With this new concept they are trying to create a sense of community. They want it to be a self-contained community.

Dave Anderson stated philosophically that it is a very distinct approach from what they've seen in the past with an "us vs. them", "renters are here or there" and it's walled off. He feels it's a common model that has been followed many times and he thinks it's a shame.

Seth Perrins asked if the blue line indicates the floodplain and what needs to be done to the parcel, regardless of the proposal, to make it a developable and usable space.

Jered Johnson stated that the parcel needs to be elevated out of the floodplain, and that our code allows for building on it but it is very strict and that it must be above the base flood.

Seth Perrins questioned whether anyone internally has looked at it for the floodway.

Michael Clark stated that it's floodplain on the southeast and Dave Anderson stated that it is mostly floodplain until you hit a point near the river that it is designated floodway, but that is not a significant part of what they are working on.

Seth Perrins stated that some of the units are far away from where residents would have to park or throw away garbage based on the image provided. The long walk from parking to the homes is a concern for him.

Jeremy Endicott stated they have considered using a concierge service multiple days a week to pick up trash and waste from the resident's doorstep and take it to a compactor. In terms of walking to the trash receptacles, the applicant stated that the linear distance is similar to the walk up a third story apartment, without the elevation, and all walkways are paved with xeriscape landscaping.

Seth Perrins questioned how much open space is in the development for walking a dog or throwing a ball.

Jeremy Endicott showed multiple spaces on the concept where the open space will be dedicated for dog walking in a southwest area with multiple access points.

Dave Anderson questioned whether the residents would feel comfortable walking in that close proximity to other residents' homes for recreational purposes, as it's close to 20 feet from building to building. He pointed out how close in proximity to other residents and stated that it barely meets minimum setback requirements and that it seems tight. He stated it felt more like a corridor and does not see the residents living the way the applicant describes as there is no open space for recreational usage and stated that it feels more "fortress" like.

The applicant challenged Dave Anderson in that they think the close proximity will create a sense of community being smaller at 250 units. Residents will still have a sense of privacy and the design will be more attractive to renters. The idea is they will feel the space is more their own vs living in apartments stacked on top of them. Jeremy Endicott stated they do not have a high turnover rate on properties in other counties, and renters are staying twice as long - typically 2.5-3 years.

Dave Anderson questioned if the applicant has any developments here in Utah County that they can go see for reference.

Jeremy Endicott stated they currently have no developments in Utah County that are similar to this concept for the Committee to see. This would be the first development of its kind in Utah County. They have locations in Salt Lake County that are similar as they were modeling this new concept after, but they have more homes attached and are higher density.

Seth Perrins stated that he likes what they are trying to do with the development, but stated he would like to see more collective space where you can recreate and be active outdoors.

The applicant talked about the space that the residents will have and that is a good balance of the middle housing market. Residents will have some amenities of an apartment complex, but not necessarily have a yard to throw a ball in. They will have their own space to sit in their backyard and barbeque with their family. Jeremy Endicott stated that there is still some fine tuning that needs to be done.

Michael Clark brought up the lack of space to allow for the residents to park trailers or recreational vehicles and that the residents of Spanish Fork particularly enjoy having trailers and trucks. He questions where they would need to park them and that is a concern for the City.

Dave Anderson stated that he can appreciate what the applicants are wanting to do and invites them to come back to another DRC.

Jeremy Endicott stated they are currently working with an engineer in Phoenix that has done 50+ of these communities. They would like him to come and present to a DRC meeting and the Planning Commission. Preferably, the same day and have him present examples of other projects he's done.

Dave Anderson and Seth Perrins both agree that it would be helpful to have the engineer in Phoenix come up and speak with the DRC and Planning Commission on May 4th.

OTHER BUSINESS

CANYON GATE SITE IMPROVEMENTS (40:00)

Dave Anderson stated that he and Michael Clark met last week with the developer that would like to put an oil change business on the lot. There are two buildings that are finished and occupied. He understands there is a drive through restaurant that would also be interested in building in the development as well. They have learned that 2 pads have been sold, and that the original developer has sold several other pads and still owns 1 more. The Vista View apartments have constructed a private street, with the intent on tying into private driveways of the commercial development.

Dave Anderson stated the purpose of the discussion last week was the comments that Brandon Snyder and Michael Clark have given in regard to needing better access for these businesses that are open. What exists now was intended to be more of a temporary access to go over utilities and things of that nature.

There was discussion that the applicant submitted plans that showed utilities that were part of a phase of a whole project and getting some of the backbone of infrastructure in.

Dave Anderson stated the City expected that the developer would have given thought into providing a secondary access to the parcels.

Seth Perrins stated that there is no public access, and that the only access is through privately owned property.

Dave Anderson stated that they do have an easement for access through the private roads. He stated that both Brandon Snyder and Michael Clark have been very resolute on a need to provide a connection if not a full loop or something similar to that effect for the development.

The applicants Vanessa and Heather are joining by teleconference.

There was discussion where Dave Anderson stated he met previously with the applicants and suggested a meeting with the developer about needing a second access point for both the parcel the applicants interested in as well as the one located next door that Iceberg is planning to build on. The purpose of the discussion is to see if there is any inclination on the part of any member of the Development Review Committee to look at things differently.

Dave Anderson stated that in his experience, the need for a second access to the lot is something that is typically addressed by the master developer or someone in that type of

role. He stated he is disappointed that no party representing PMJ was present for the meeting.

Heather stated that after the previous meeting with City staff, they attempted to speak to PMJ about finding a solution. PMJ indicated they are not tied to anything with the applicant. Heather agrees that a second access would be favorable but right now they are just looking out for the best interests of their tenants and that is to get them open for business. They just do not want this to withhold their approval as it is out of their hands. They were not under the impression that this had to be done before they were able to develop their parcel. Heather stated they do understand the City's standpoint as they would like that access as well, but they feel that if this process is held up until it's figured out, it will be a huge burden on them and their tenants and their relationship. So, they are happy to look for a solution to help move the process along so they may get their permits in hand so they can start development.

Vaughn Pickell asked if there has been a traffic study performed on this site, including the addition of their business.

Heather stated that it was never requested or required.

Vaughn Pickell stated that it might be required with the application.

Seth Perrins stated that if the DRC were to consider something other than what they have considered for this site all along, it would develop with the second access to the west. The site would also require a traffic study and he doesn't know how it functions without access to a public street. Seth Perrins asked how the City could have allowed funneling through the one access. He stated if anything the City would need an engineer to conduct a traffic study to say that it could work.

Vaughn Pickell stated he thinks the applicant will need access along the western side, on the parcel south that is owned by Canyon Gate, to connect to the new public road coming from the west.

Dave Anderson asked Vaughn Pickell if he has any suggestions for them as this is typically a concern that a developer addresses, not the lot purchaser. He asked if there is a way for the DRC to exert pressure on PMJ aside from simply withholding the approval for Alrig.

Vaughn Pickell stated that the ordinance does allow the City to require a traffic study with a Site Plan application and he would need to see a traffic study that actually works with the single access.

Jered Johnson stated that during the winter you can only get one car through with the existing access, and they do not see how this can be developed without widening the first access and requiring the second access. They need to look at improvements to the first access, and make sure that it is wide enough.

Vaughn Pickell asked if the applicant is still in their due diligence time frame and asked if they have purchased and closed on the lot.

Heather stated that they have purchased and closed on that lot.

Dave Anderson asked if there is anything the City can do as the DRC is resolute on that second access point being built. He asked if there is anything the DRC can do to help the applicant as they would like to see the development under construction.

Heather stated that they don't know if a temporary road can be placed in the other pad until the pad site is sold or developed.

Vaughn Pickell stated that the Site Plan was drawn to include a road on the pad. And questions if they can put the western most curb and gutter and asphalt in and have an unfinished hedge on the inside.

Jared Johnson stated that curb and gutter could be placed up to a point on the north western lot.

Dave Anderson stated that he believes there are a lot of things the applicant could do that could provide the type of connectivity the Committee is looking for.

Seth Perrins stated that we have parcels that have no access to public streets, it's not intended for that road to come into the project and be a public street. He asked whether the imminent process is available to them and if they can make it a public street.

Vaughn Pickell stated that he thinks the Committee can make it a public street.

Dave Anderson stated that he thinks the next steps are to have a more in-depth discussion with the PMJ in the near future and that typically they have been accessible as they are local.

Heather stated that they spoke to the PMJ about joining in the discussion with the Committee but were told that this was between them and the City to get their permit.

Dave Anderson stated that they will be back in touch with the applicants after they have a discussion with the developer.

CENTRAL UTAH WATER

Dave Anderson moved to continue the discussion for Central Utah Water.

Seth Perrins seconds the motion.

Dave Anderson moved to adjourn the meeting at 11:10 a.m.

Adopted:

Kasey Woodard
Division Secretary



Recommendation

That the proposed Site Plan be approved based on the following findings and subject to the following conditions:

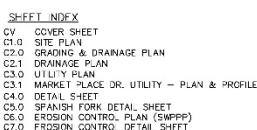
Finding

- ### Conditions

- ## Exhibits

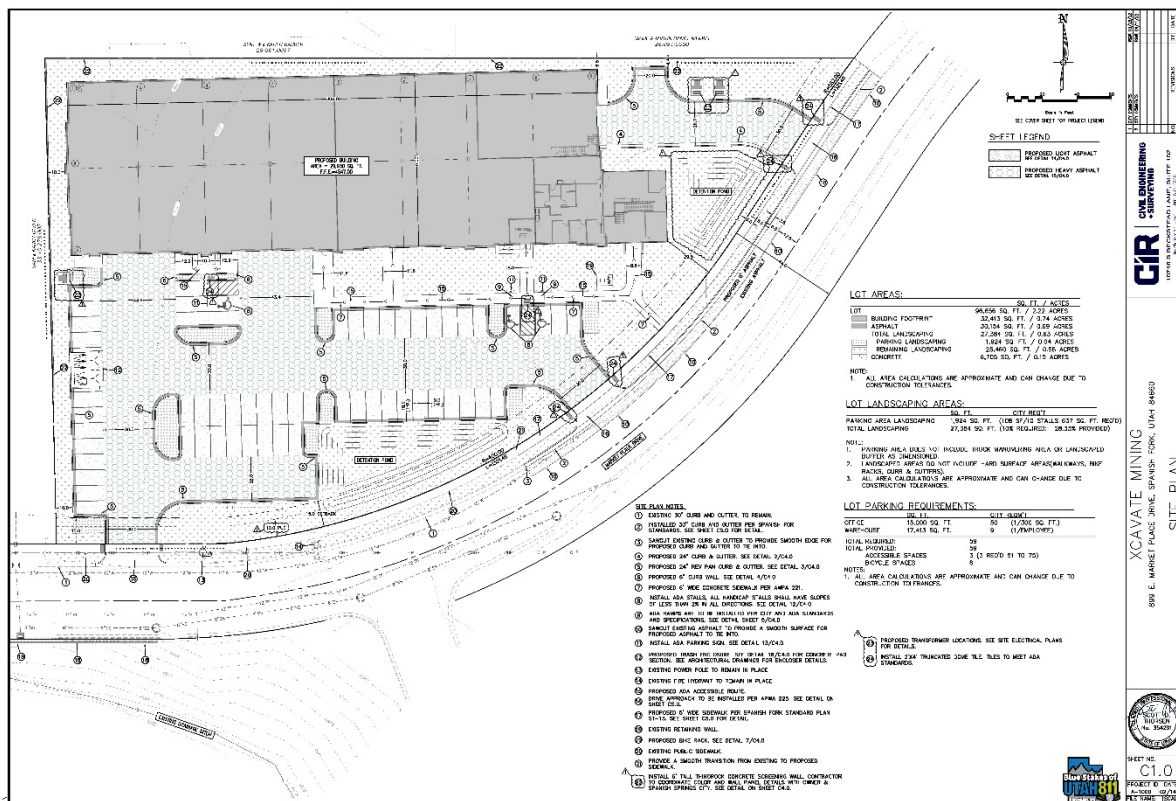
1. Site Plan.
2. Landscaping.
3. Building Elevations.

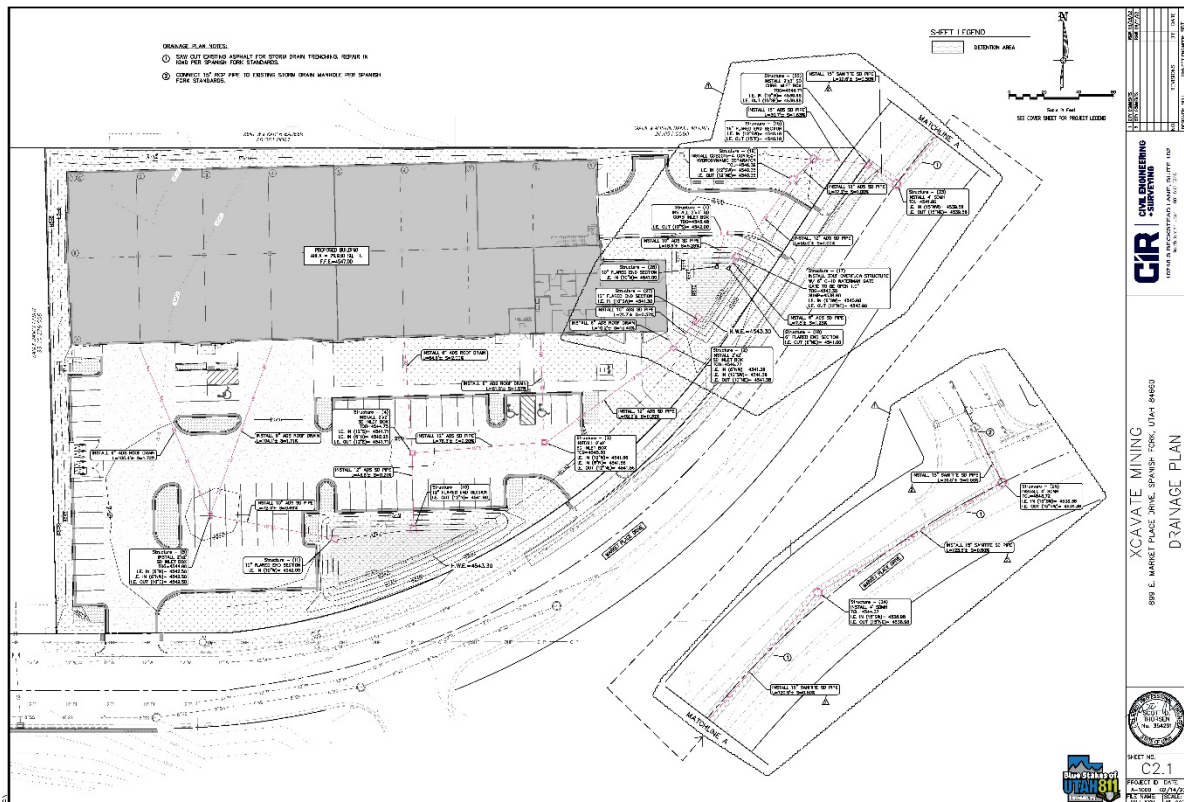
FEBRUARY 14, 2022
REVISED MARCH 29, 2022
REVISED APRIL 11, 2022

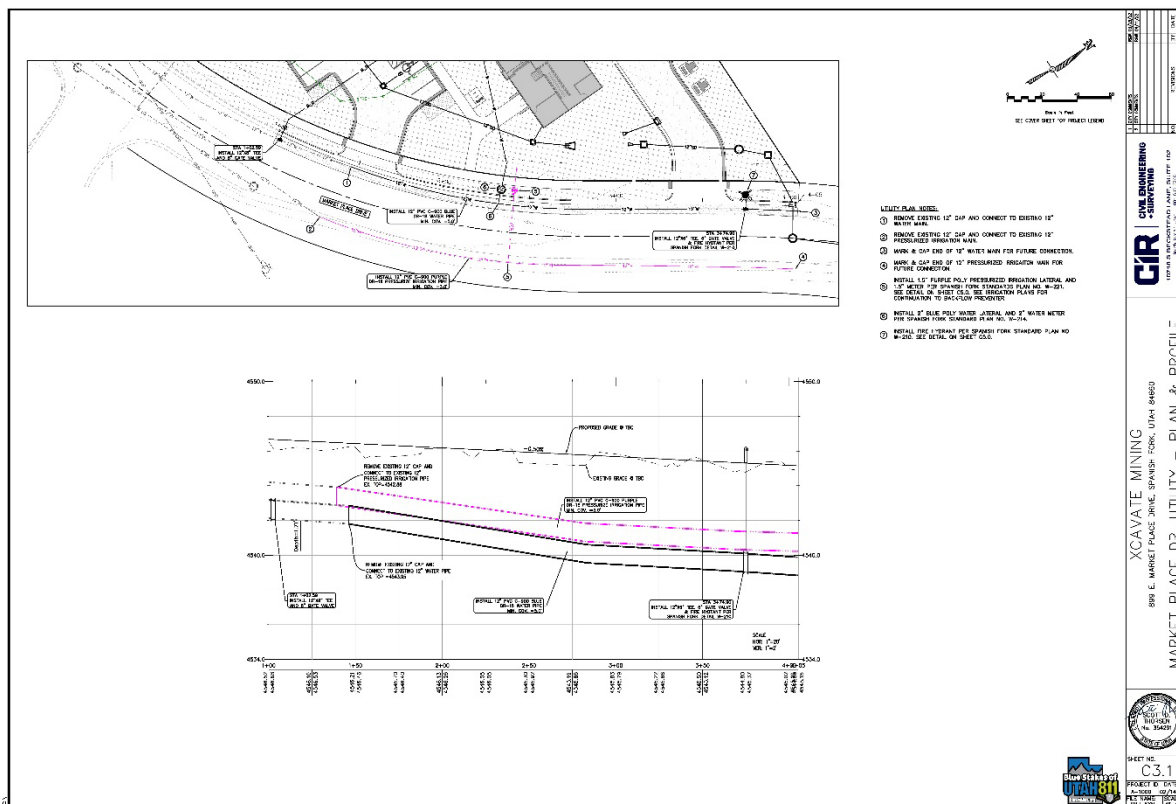


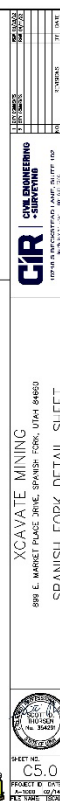
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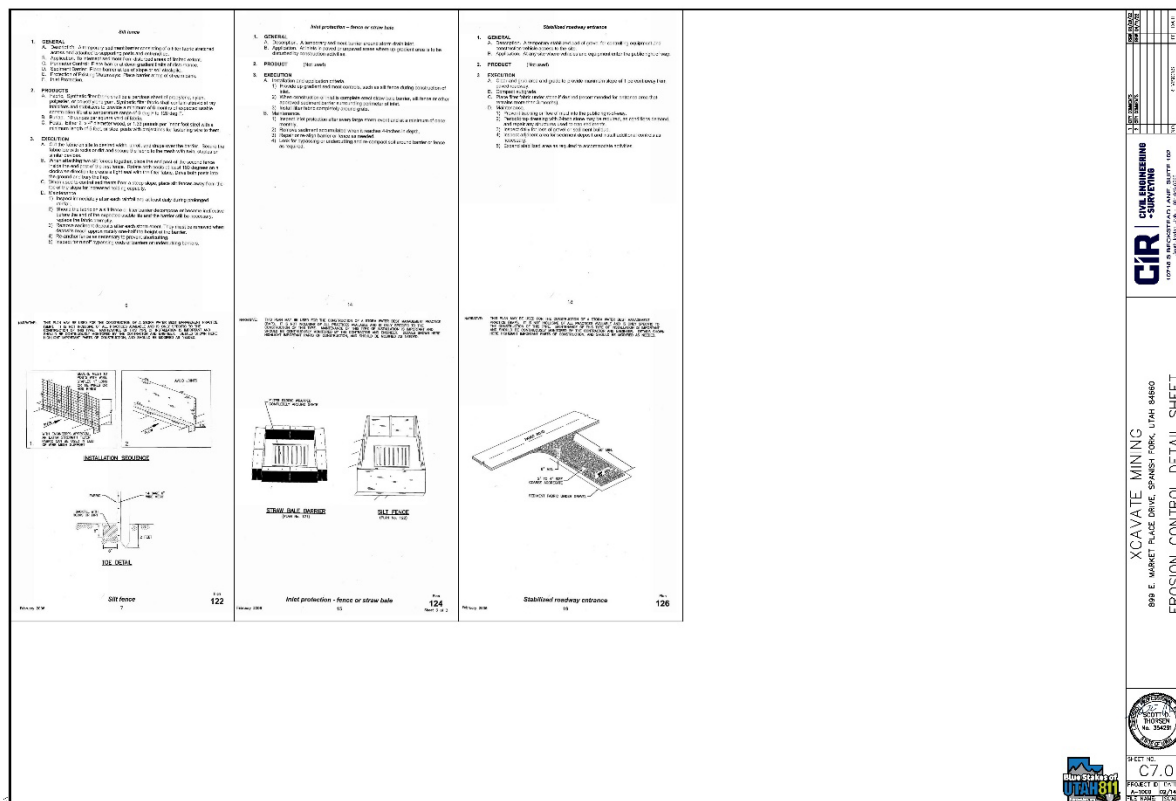
<u>CIVIL ENGINEER:</u>  CIVIL ENGINEERING + SURVEYING 10701 JORDAN PARKWAY SUITE 1307 NORTH DAVENPORT, TX 75137 • PH. 817-648-6100	<u>OWNER:</u>
<u>ARCHITECT:</u> AE URBIA 800 W. SOUTHER JORDAN PARKWAY NORTH DAVENPORT, TEXAS 75137 CONTACT PERSON: ANDREW HOLLENSTADT TEL: 817-648-6100	<u>CONTRACTOR:</u>





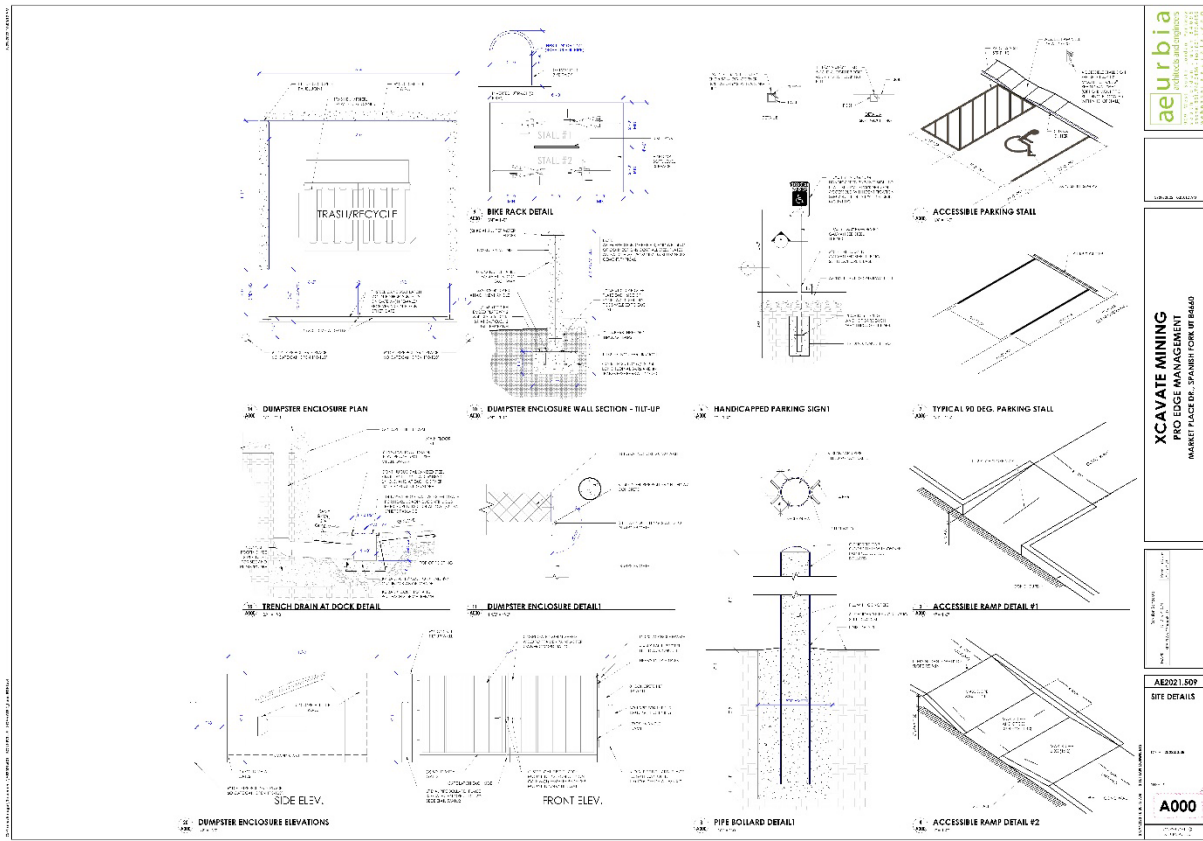


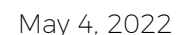


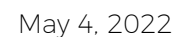


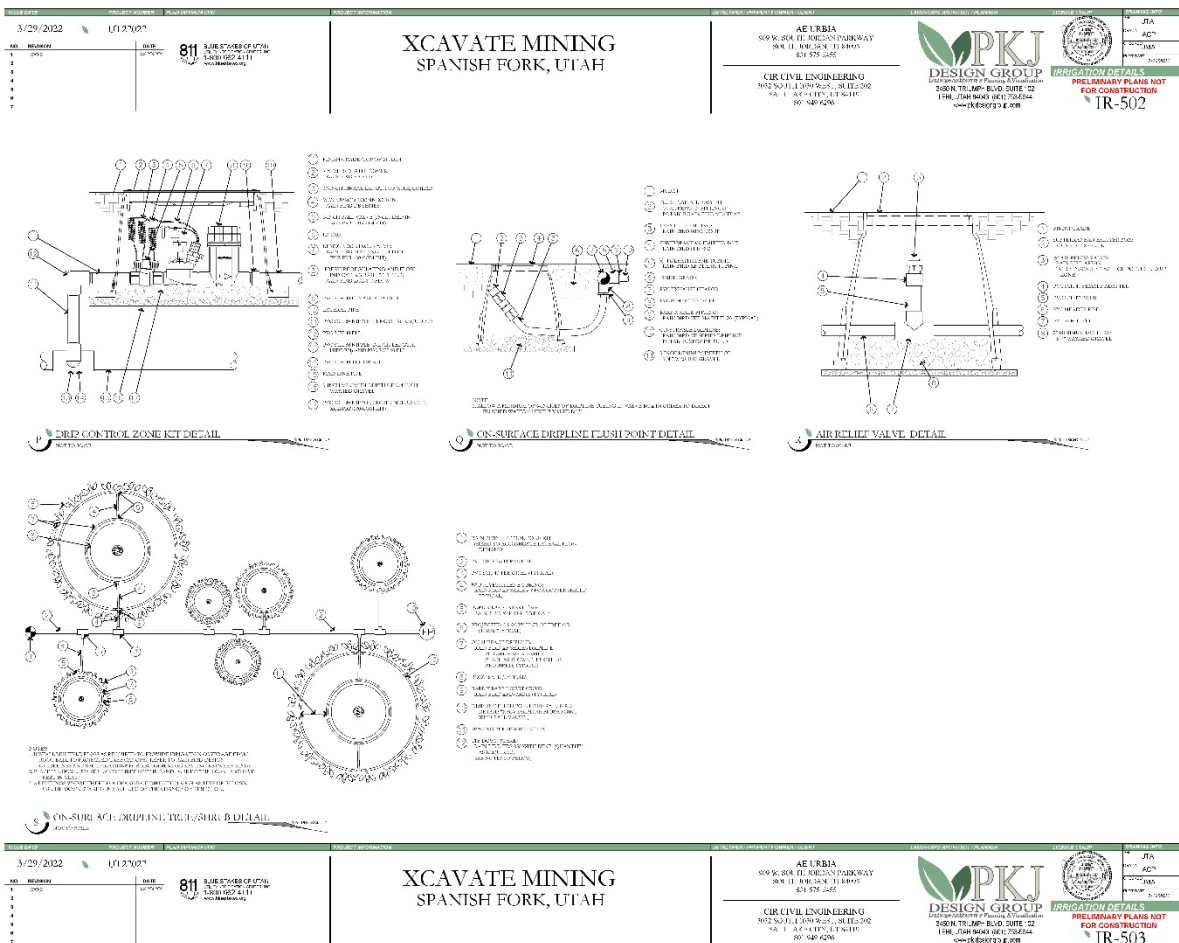
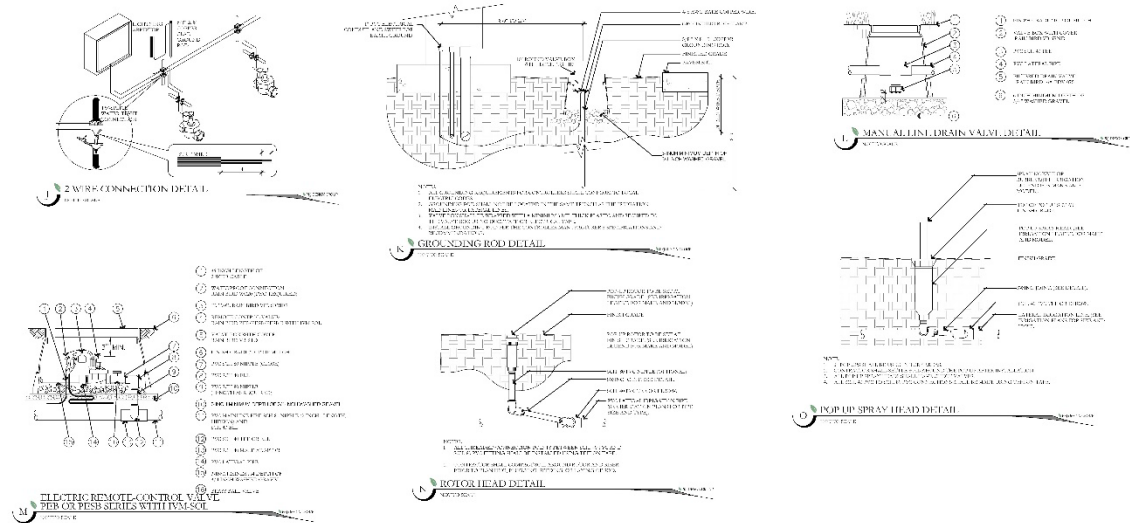


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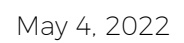


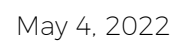


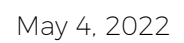


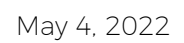


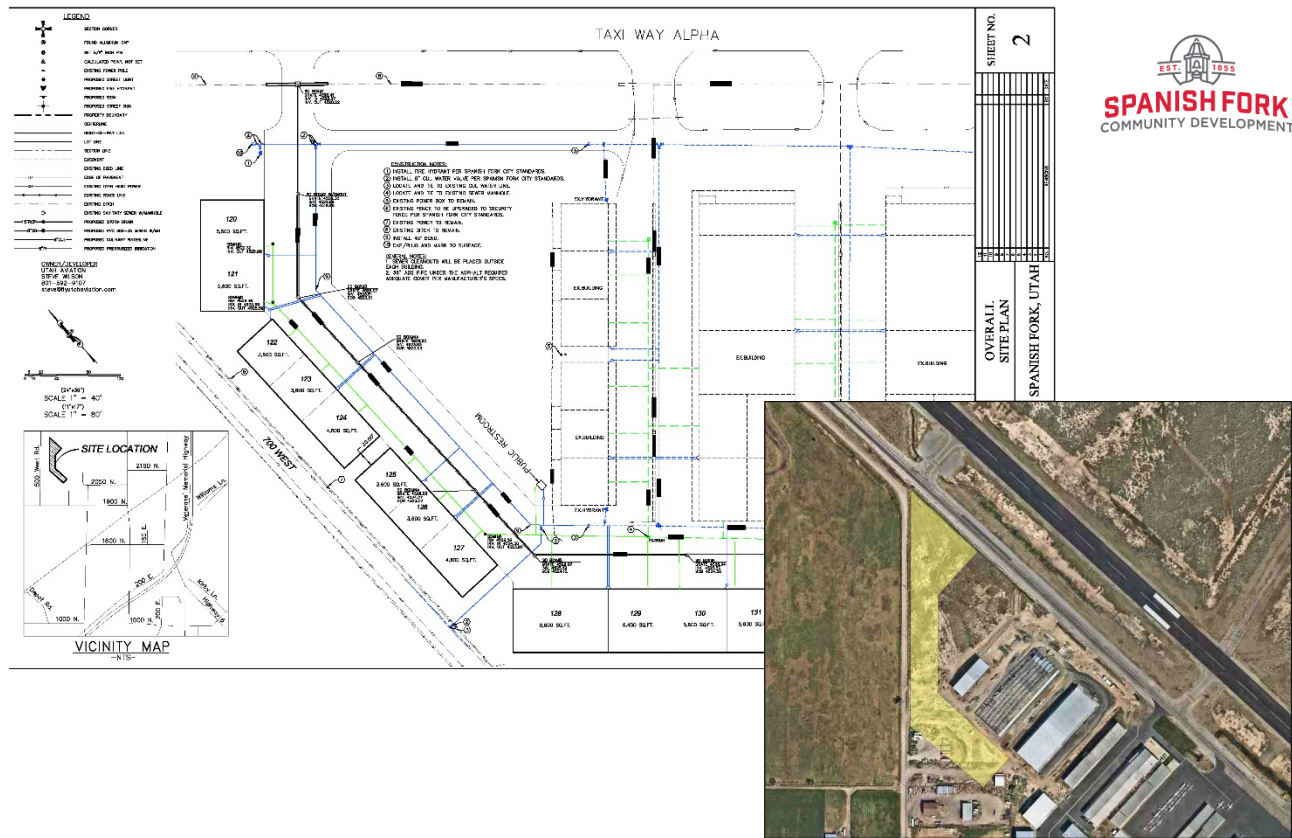












Wilson West Airport Hangars Site Plan Approval Request

May 4, 2022, Development Review Committee Meeting.

Located at approximately 2400 North 500 West, including 5 acres.

The subject parcel is currently zoned I-1.

The applicant has requested that a Site Plan be approved.

Key Issues

1. Power.
2. Utilities.
3. 700 West.
4. Future Improvements.

Recommendation

That the proposed Site Plan be approved based on the following findings and subject to the following conditions:

Finding

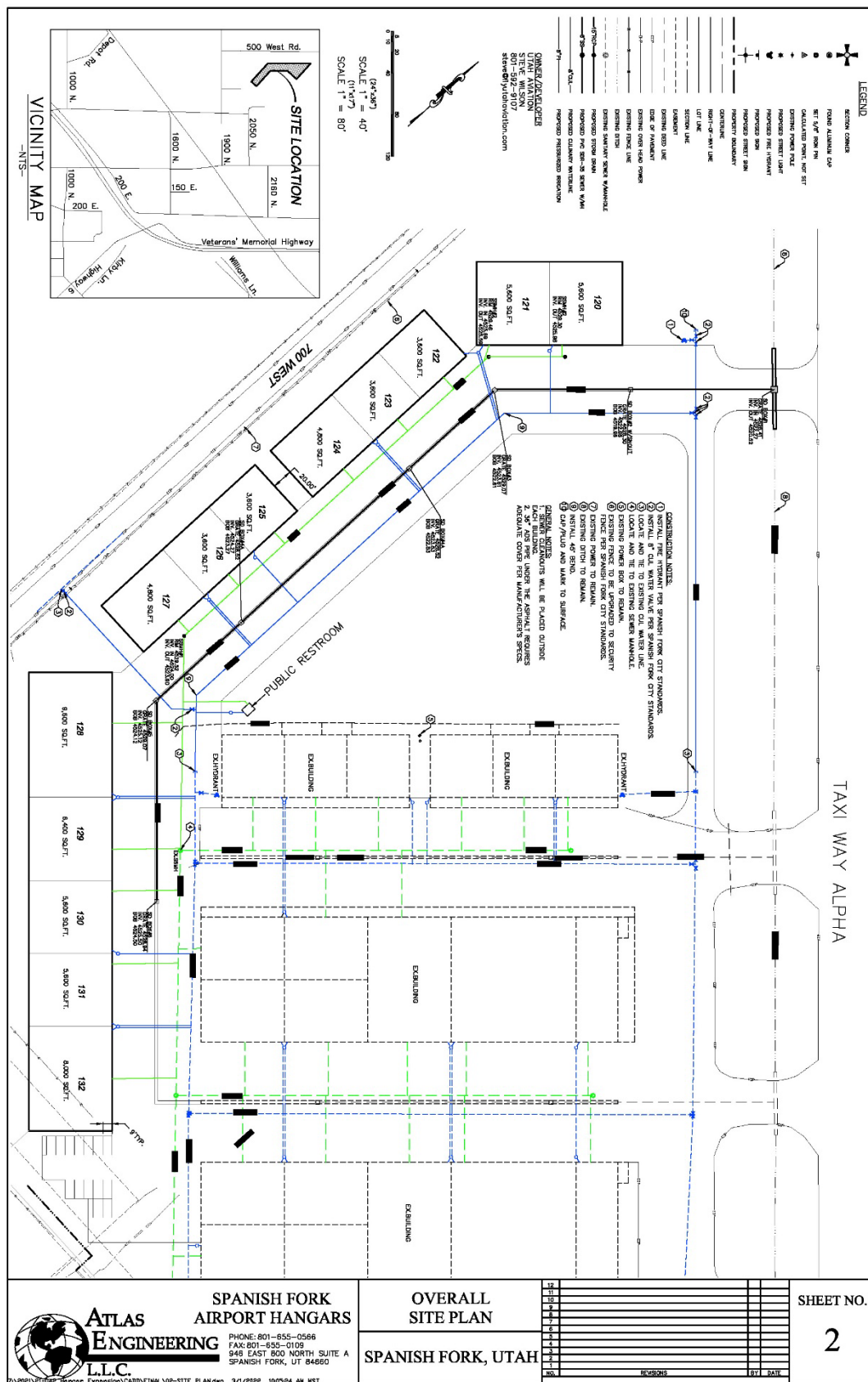
1. That the project conforms to the City's General Plan Land Use Designation and Zoning Map.

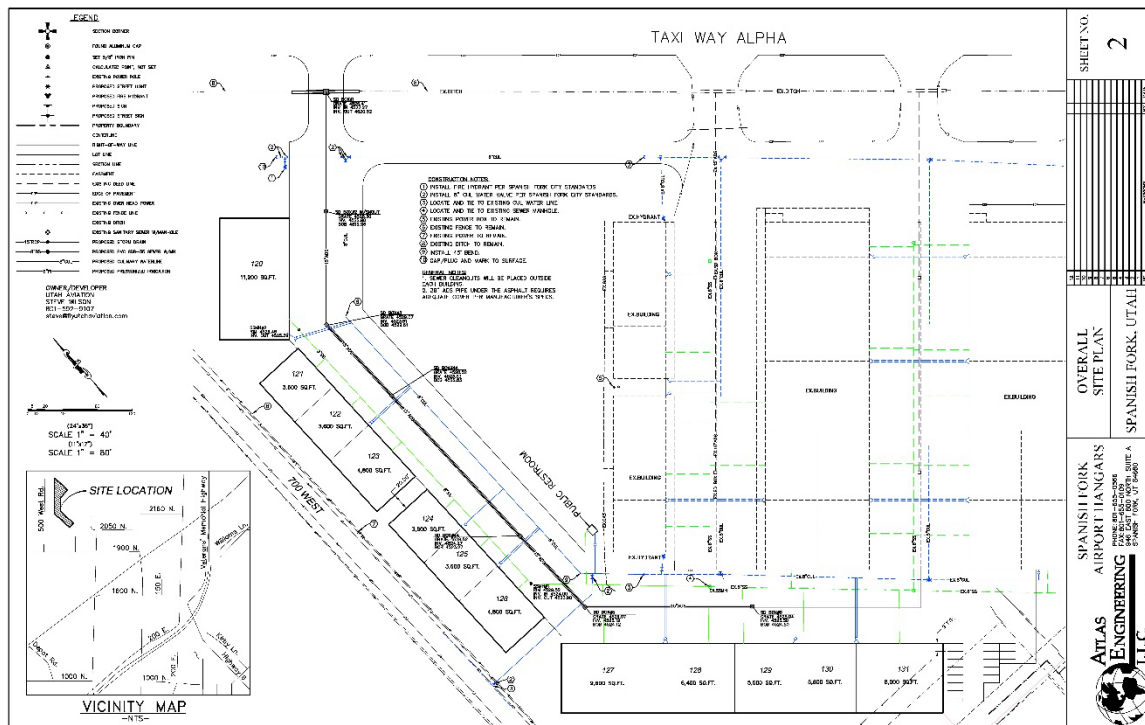
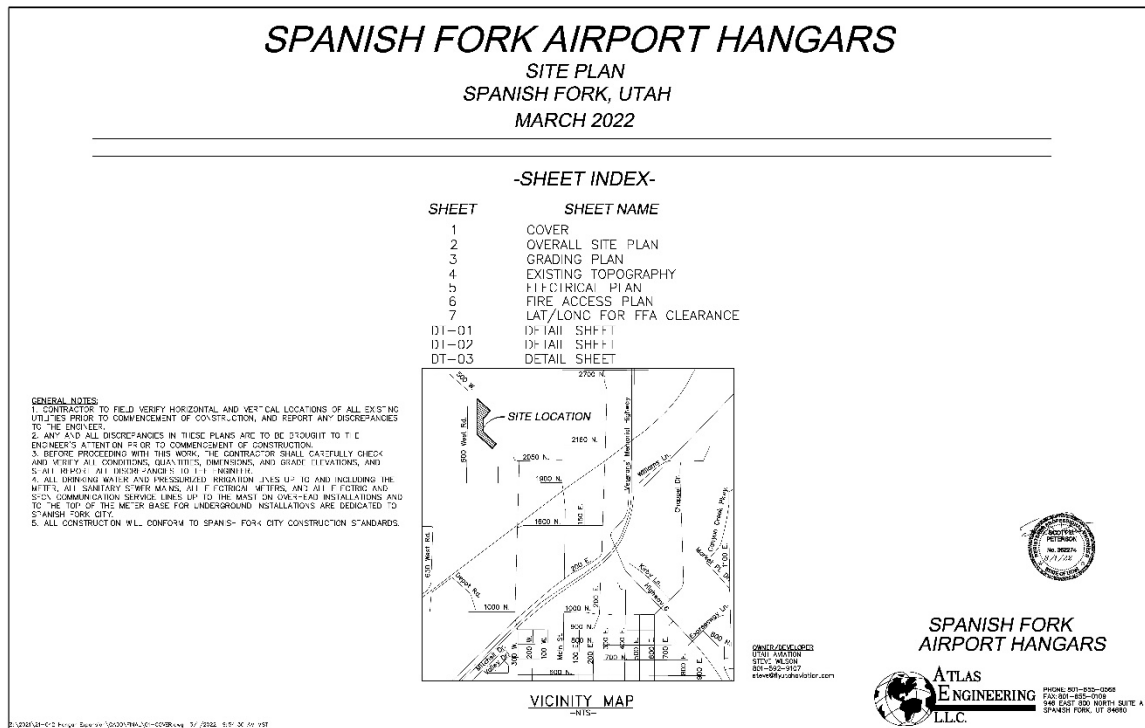
Conditions

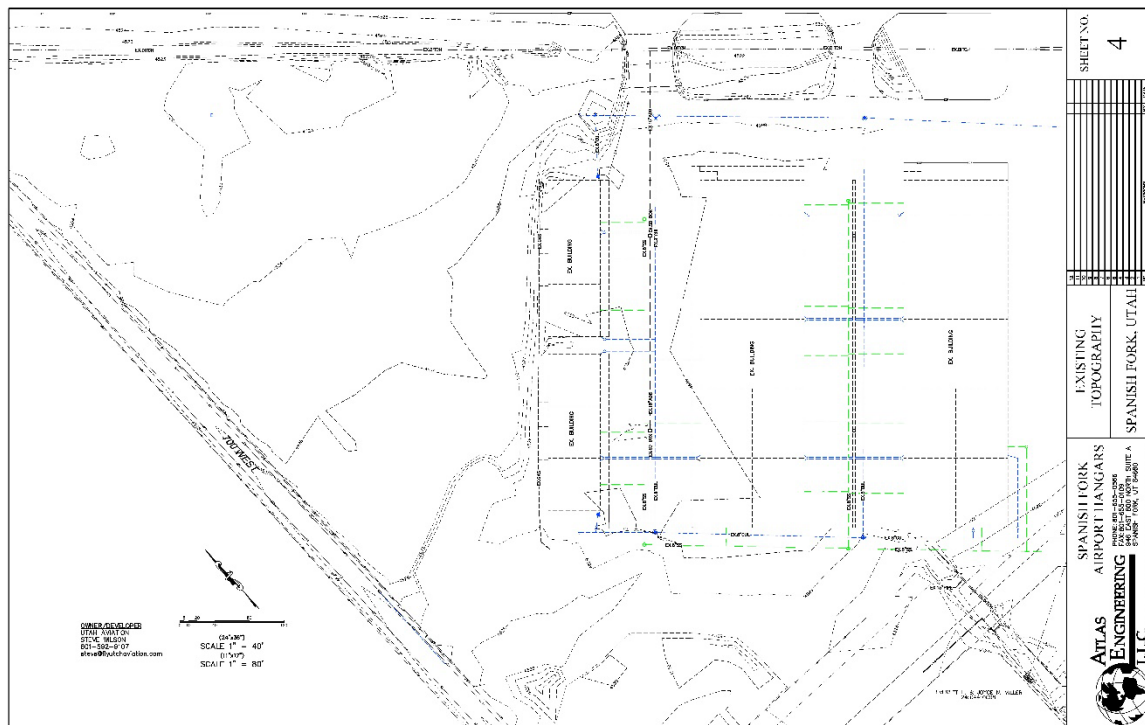
1. That the applicant meets the City's Zoning requirements and Construction Standards.
2. That the applicant addresses any red-lines.

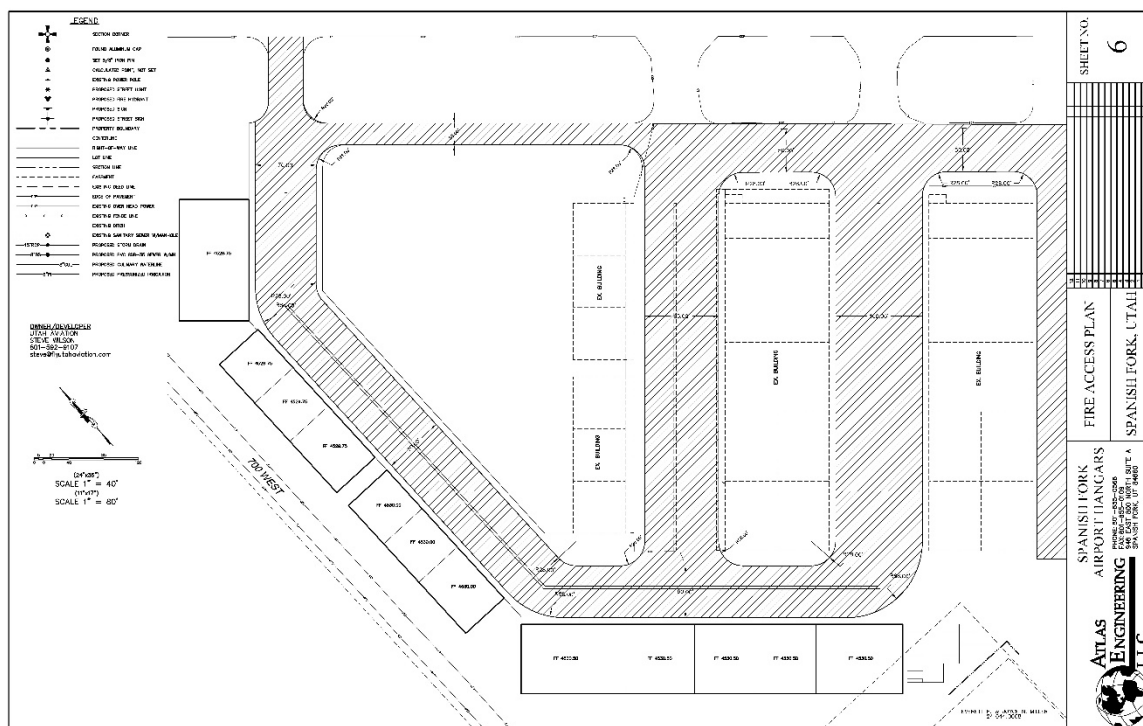
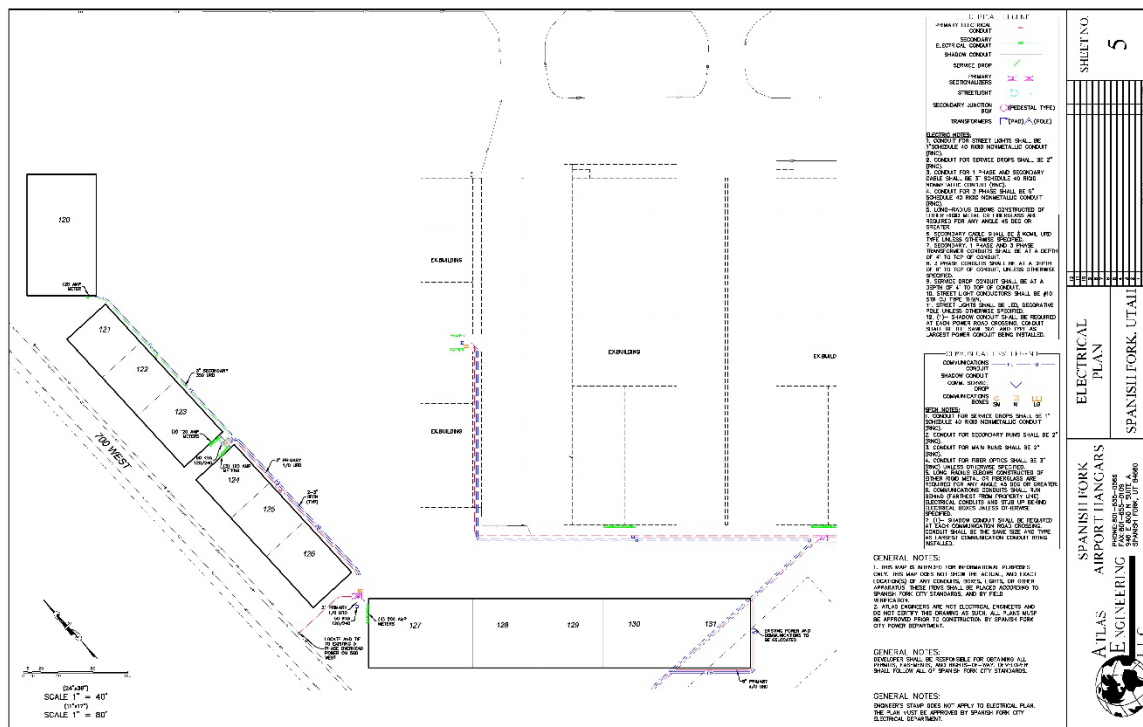
Exhibits

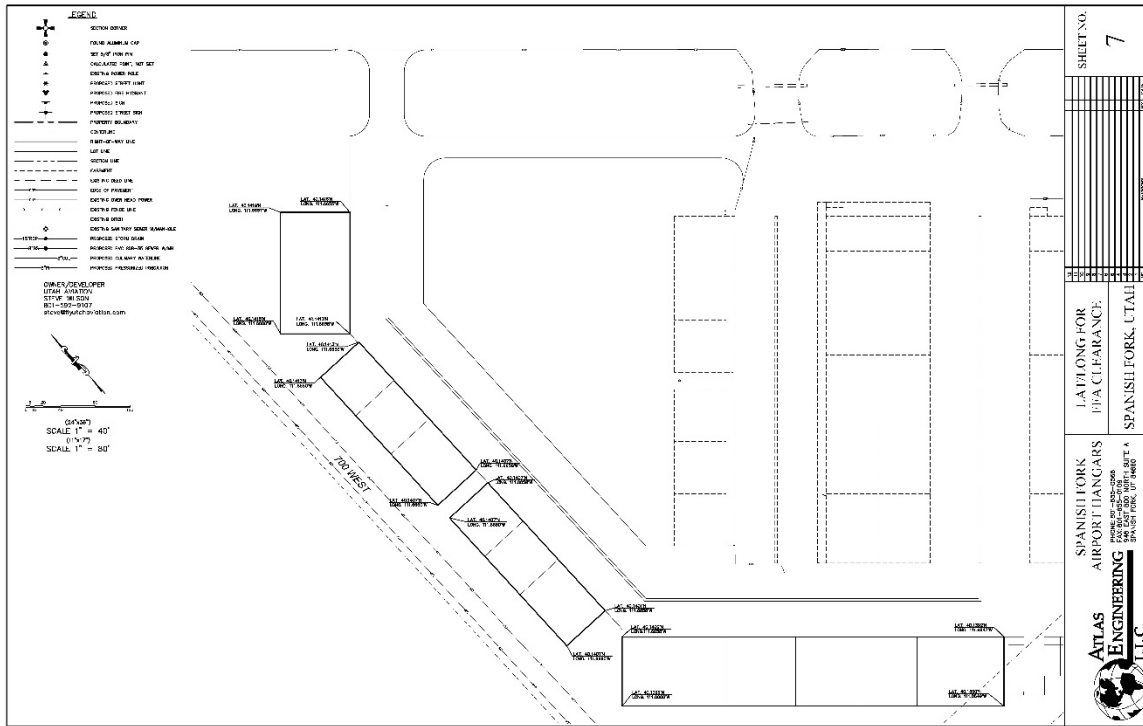
1. Site Plan.
2. Example Building Elevations.

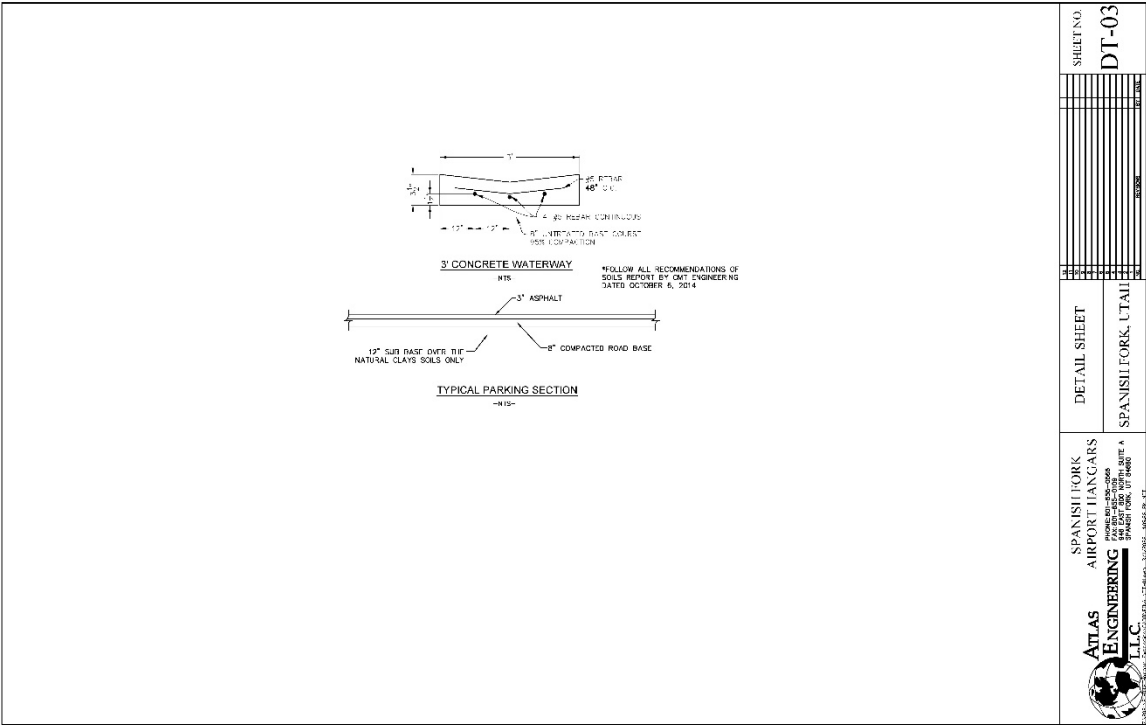
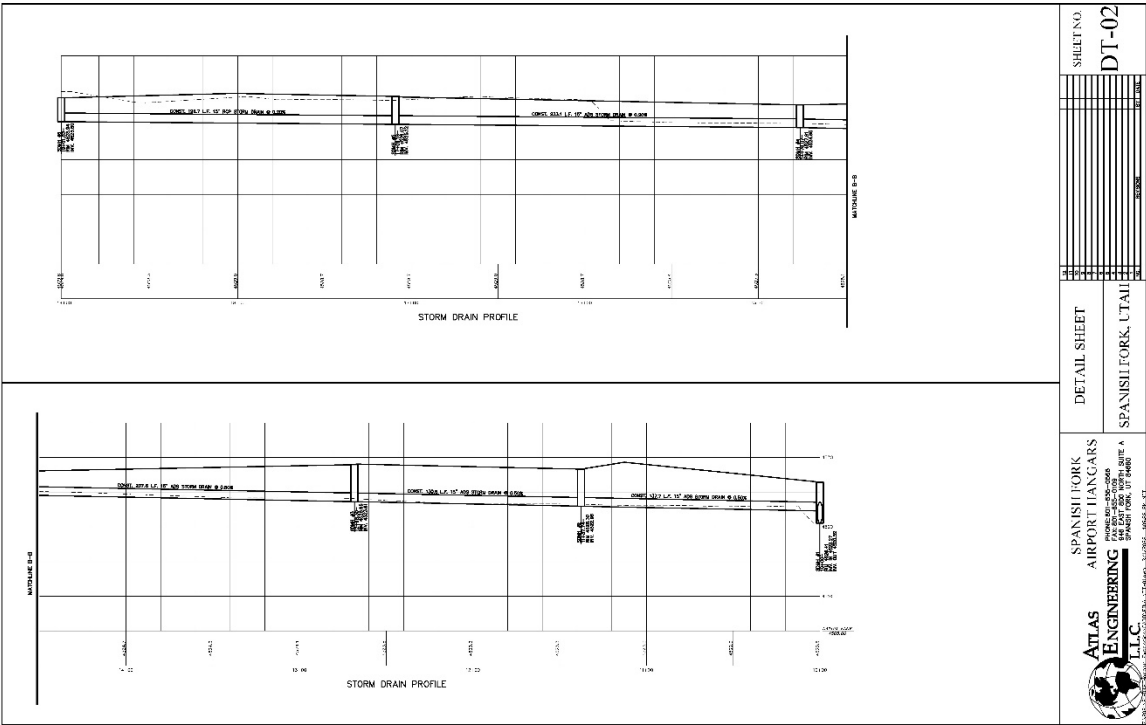


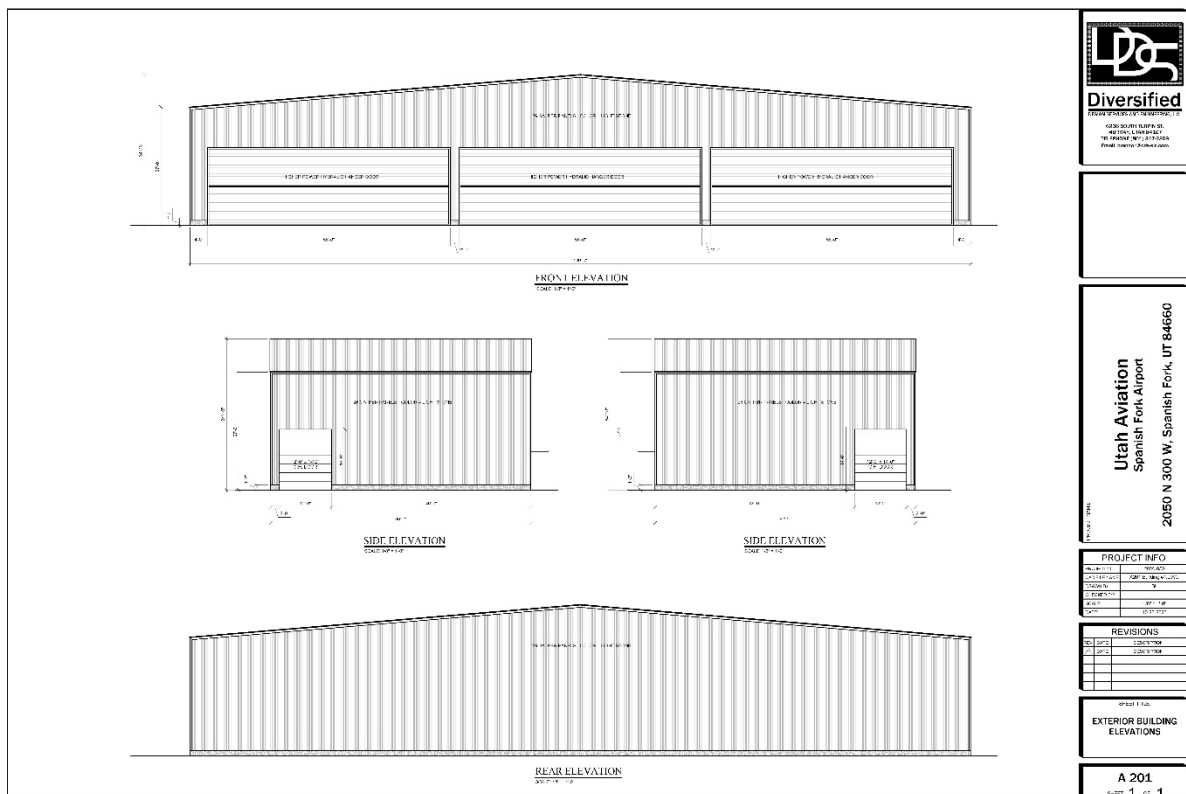
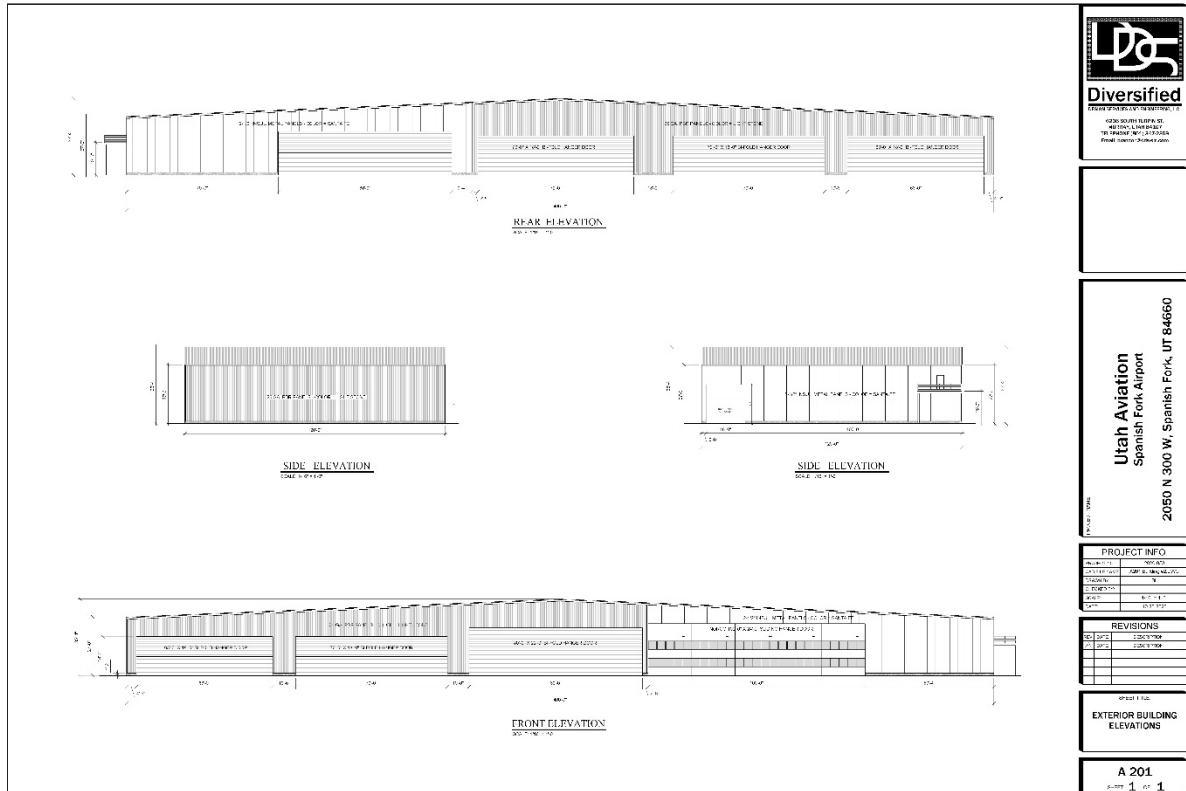






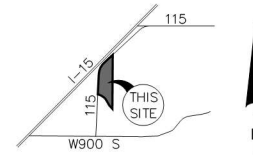
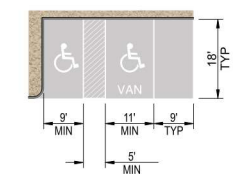










VICINITY MAP
NTS

TYPICAL PARKING DETAIL

	HANDICAP PARKING
	ONE BEDROOM
	TWO BEDROOM
	TWO BEDROOM 2 STORY
	THREE BEDROOM
	GARAGES

UNITS AND PARKING				
	NUMBER OF UNITS	MIX %	PARKING REQUIRED PER UNIT	TOTAL PARKING REQUIRED
1 BEDROOM	50	30%	2.5	125
2 BEDROOM	43	47%	2.5	108
2 BEDROOM (2-STORY)	35		2.5	70
3 BEDROOM	35	23%	2.5	88
TOTALS	166	100%		
TOTAL REQUIRED MINIMUM BY CITY				415
TOTAL REQUIRED PARKING BY CITY				415

PARKING PROVIDED		
	COVERED PARKING (NON-ADA)	173
	COVERED PARKING (ADA)	4
	UNCOVERED PARKING (NON-ADA)	160
	UNCOVERED PARKING (ADA)	4
	DETACHED GARAGES	68
	OVERALL PARKING PROVIDED	409
	PARKING PROVIDED PER UNIT	2.46
	GARAGE PERCENTAGE	41%

Bowman

Bowman Consulting Group Ltd.
1600 N. Desert Drive Ste 210
Tempe, Arizona 85281

Phone: (480) 629-8830

www.bowmanconsulting.com

CONCEPTUAL LANDSCAPE PLAN
SPANISH FORK

SPANISH FORK, UT

PROJECT NUMBER

PLAN STATUS	
PLAN NO.	PLAN STATUS

DATE	DESCRIPTION	
DAB DESIGN	DAB DRAWN	DMF CHKD
SCALE	H: 1"=80' V: NONE	

DATE : 04/20/2022

1

SHEET 1 OF 1