

Adopted Minutes
Spanish Fork City Development Review Committee
40 South Main Street
Spanish Fork, Utah 84660
May 11, 2022

Staff Members Present: Chris Thompson, Public Works Director; Seth Perrins, City Manager; Dave Anderson, Community Development Director; Brandon Snyder, City Planner; Kimberly Brennehan, Community Development Secretary; Vaughn Pickell, City Attorney; Michael Clark, Assistant City Engineer; Jered Johnson, Engineering Division Manager; 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; Ana Burgi, Legal Prosecutor; Dillon Muirbrook, Engineering Intern.

Citizens Present: Glen Turner, Arne Hallam, Merrilyn Clark, J. Merrill Hallam.

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

MINUTES

April 20, 2022

April 27, 2022

Dave Anderson **moved** to approve the minutes of April 20, 2022 and April 27, 2022.

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

MINOR SUBDIVISION

SF ARENA PARKING

Brandon Snyder states that this is straightforward and takes a larger City lot and splitting off area to sell. He was informed that the environmental consultant is on board as far as potential clean up that would impact the property. He stated that the plat does contain a note that references an agreement for shared parking and cross access.

Vaughn Pickell **moved** to approve the proposed SF ARENA PARKING Minor Subdivision with the following finding and conditions:

Finding:

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

Condition:

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

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

MINOR PLAT AMENDMENT
RIVER POINT PLAT F (2022)

Brandon Snyder stated that he has coordinated with Travis Warren to review the lot line to the east of the home, that is the pivot point with the front swinging 15 feet and he wanted to ensure there are no issues.

Jered Johnson said the floodway is past the bank, typically the floodway does not extend past the bank. He said The Bowen Collins are working with the City and the Pateys to do the floodway like this. He stated that the City typically does not allow you to do much with floodways, and this will allow them to move the floodway to the bank of the river.

Dave Anderson asked for clarification on if the applicant is wanting to change the map to re-map where the floodway is located, or are they proposing to do work on the ground to move the floodway.

Jered Johnson stated that the applicant is wanting to amend the map to move the floodway, they will not be doing anything to the ground. He said they can't touch the ground until the map is approved and they need to do a no rise study because they can't move the side of the floodway without studying the other side of the river.

Chris Thompson said he thought the floodway had nothing to do with the bank and asked at what point do you fill to raise the water level on the other side of the river.

Jered Johnson stated that you can't raise the level of water on the other side of the river in the flood way more than one foot.

Bart Morrill asked if it affects the trail

Chris Thompson stated that there is no effect on the trail at all.

Dave Anderson **moved** to approve the proposed RIVER POINT PLAT F (2022) Minor Plat Amendment with the following finding and conditions:

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

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

FINAL PLAT
VISTA VIEW PHASE 6

Brandon Snyder stated that this is building seven which is phase six. He stated that the applicant is looking to add one additional building which will add 22 units and it follows what was laid out with the Preliminary Plat.

Dave Anderson asked where the applicant is with water lines and fire apparatus access.

Michael Clark said he is unsure of fire hydrants and which are working currently, but said it is all complete. He is comfortable with having the applicant move forward with the development.

Brandon Snyder said the north plats there are additional amenities and park improvements that will be triggered in the future.

Dave Anderson **moved** to approve the proposed Vista View Phase 6 building 7 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.

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

VISTA VIEW PHASE 7

Brandon Snyder said this is building 8. He does not recall the kind of fencing on the businesses to the north but this can be addressed with redlines and is not a cause for concern.

Dave Anderson asked Brandon Snyder if the fencing may need to be masonry.

Brandon Snyder stated that they have not punched through the access, and he thought they had sidewalk connections as well.

Chris Thompson asked who would build the masonry wall.

Brandon Snyder stated that the apartments would be required to build the masonry wall as part of their multi-family development.

Jake Theurer **moved** to approve the proposed Vista View Phase 7 building 8 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.

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

GENERAL PLAN AMENDMENTS

TRANSPORTATION ELEMENT OF THE GENERAL PLAN

Dillon Muirbrook stated that they are focusing on the alignment of the trail along 900 North Main Street. The proposal is for it to go around the block instead of going through it.

Jered Johnson said it was discussed in a previous meeting that this would be done, but was never updated in the master plan.

Chris Thompson said that they want the plan to throw that the trail connects on the corner.

Dillon Muirbrook said there has been discussion about changing the jurisdiction from UDOT to Spanish Fork on 400 North (SR-147). He stated that engineering staff decided not to do the section shown, but rather the section further west of Main Street.

Chris Thompson stated staff would like UDOT's jurisdiction to continue and this will be an eventual UR road. He said he would like to show where this becomes UDOT jurisdiction and what is in the City's jurisdiction.

Vaughn Pickell stated that he would like the map to reflect the updates that were discussed in today's meeting.

Chris Thompson **moved** to recommend approval of the proposed Transportation Element of the General Plan as presented to the City Council based on the following findings and conditions:

1. The trail on Main Street, north of 1010 north, be extended down to 1010 north.
2. The UDOT jurisdiction of 400 north be extended down to the new intersection of Center Street and the part of UDOTs 4th north road, go to Spanish Fork between the turn down to center street and where center connects back to the UDOT road be turned over to Spanish Fork.

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

HALLAM

J. Merrill Hallam stated that the Hallam family has owned these 40 acres since the late 1800's, and the neighboring property needed their property to be annexed so that it would be contiguous. He stated that four years ago they petitioned to have the property zoned commercial as the area is increasing in traffic volume and rezoning would help alleviate the pressure of the north end of the area. He said there are only two properties left in the area that would be available for any type of commercial services on that east end.

Chris Thompson asked Brandon Snyder if this was the current General Plan and Brandon said it was not.

Dave stated he agrees with J. Merrill Hallam's statement that this is a site for commerce and there is a need for commerce in the area. He thinks commercial is the more appropriate designation as they are trying to visually communicate it could be 15-25 acres and not a small single strip retail center. He stated that this proposal is different from what has been brought to the DRC and the Planning Commission previously. He said this is quite smaller than the previous 70-acre proposal so he feels this is easy to support. He stated that this proposal was tabled as there wasn't a large demand for commercial areas at that time.

Seth Perrins stated that he feels that having a Mixed Use designation may not be the appropriate fit for the corner, he said the City wants Commercial not Mixed Use in that area. But he does like the commercial

designation that is being discussed and states this is a concept that has been proven successful with what is across the street.

Michael Clark asked if there is value in having the Olsen parcel go Commercial.

J. Merrill Hallam said he believed it would be and should be considered to be designated Commercial as well.

Seth Perrins said this concept is proving successful with the location of the Walmart in a few specific ways. People are going to there to shop, which is relieving traffic trips down Main Street and 10th North. It is not producing some of the fear that was previously expressed. It also captures sales tax from Mapleton as the residents from the other side of the highway are going there to do their shopping. So, he feels it would be welcomed to have additional commerce in the area.

Seth Perrins **moved** to recommend approval of the proposed HALLAM General Plan Amendment as presented to the City Council based on the following findings and conditions:

Findings:

1. That Neighborhood Commercial has proven to be successful in alleviating traffic from flowing downtown.
2. That the size of the General Plan Amendment is appropriate for the area and not as large as it was previously proposed.
3. The proximity to the highway and the collector road, Spanish Fork Parkway, is ideal for consideration of commercial use.

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

OTHER BUSINESS

UTAH COUNTY PUBLIC WORKS PRESENTATION

Brandon Snyder said staff members have reviewed the proposed changes to be made over the next couple of years - including a new Public Works building, a Records building, an Emergency Services building, an addition to the existing Fire Services building, with the rest of the improvements related to security and fencing. He said the County would like to place 6-foot wrought iron fencing with 8-foot curved spikes at the front of the facility and then drop down to 4 feet near the entrance. Fencing would shift to a solid masonry wall in the back part of the facility. The County has an issue with people leaving items near the fencing, which then are picked up by the inmates out in the yard. What the County is wanting to do is to create a campus with a more secured presence.

There was discussion on the type of fencing and if it's to keep inmates in, or keep the public out. This is an effort by the County to keep the public from being able to film in the area and come to the windows of the facilities or to have interaction with the inmates. This is an attempt to install secure fencing around the perimeter and to avoid using razor wire fencing.

There was discussion of the proposed Fire and EMS emergency access. One possibility is a Knox Box key with the front entrance gate requiring card access to the property and a possible 24/7 security presence, with dedicated areas for emergency response vehicles.

Dave Anderson said this could easily be scaled back so it's not as imposing. He feels it's a reasonable ask of the City. He doesn't see a reason to be worried about the area and if fencing needs to be moved back it would be lower cost to the County.

Glen Turner said the drive behind the installation of the fencing is the public interactions with the inmates. They are trying to create a secure perimeter to keep the public away from inmates and avoid filming as it is not a public area. The County is attempting to not draw attention to the site but blend in with the surroundings in Spanish Fork. He estimates they will be looking at bringing plans to staff in the next 6-8 months with the facilities being completed by 2026.

Chris Thompson asked if the front gate could be recessed further up the driveway to avoid traffic queueing onto 600 west when drivers are trying to enter,

Glen Turner said the County does not anticipate them being used a lot, but can move the fencing back and are comfortable with one way or two-way access points. They would like to work with the city. He said the gates would be similar to the dispatch center, with a checkpoint that will have someone stationed there 24/7.

Dave Anderson suggested County staff members have a conversation with the Spanish Fork City Council about fence height.

Brandon Snyder said fencing and walls under six feet tall do not need City Council Approval but this fencing is proposed to be 8 feet tall so it would need to be approved by City Council.

Tom Cooper stated that the additional site improvements would likely bring in power from other sources to the campus, and he feels this would be a good time to address if they are going to primary meter the entire campus or not. He states that from the City's stand point, they would like to see everything at its own meter.

Brandon Snyder suggested Glen Turner make the adjustments and then send it back to himself and Dave Anderson and Seth Perrins for a precursor meeting with the Council.

ADDITIONAL DISCUSSION

Dave Anderson would like to quickly discuss Leland Meadows, as next week's DRC is very loaded. He believes Leland Meadows has made the adjustment for the road that was needed.

Michael Clark said the main concern is that Leland Meadows would like the road to be private, and then have it tied into a collector road. He said he does not think the DRC will not be on board with this idea as Spanish Fork does not allow for private roads.

Brandon Snyder stated that historically, the idea included a network of sidewalks to provide public access, instead of walking down a long private driveway.

Seth Perrins said the lack of sidewalks is a large problem and more open space is needed.

Michael Clark suggested a roundabout or traffic circle to slow the flow of traffic due to the half mile straight road that has driveways that front it.

Dave Anderson said a traffic circle would be the best solution to slow the flow of traffic, he is a believer in taking a physical approach in trying to get people to slow down. He does not feel that this is ready for a public hearing and does not feel this will be revised by next week's meeting.

Tom Cooper said he does not understand the difference between this half mile stretch of road that is being discussed and its need for a roundabout or a traffic circle to slow the traffic, vs a longer stretch of road like 300 West, which stretches for 2 miles through a residential area, and there are no stop signs along it. He does not see a consistent approach.

Dave Anderson said he feels that it will take a larger traffic solution to get people to slow down in residential areas as travelers passing through do not think about children playing near or in the road of residential areas.

Dillon Muirbrooks said 300 West does have houses fronting the road, but they have 10-foot shoulders to offset the flowing traffic. He said he agrees with Dave Anderson, if the City had funding, they would be able to install a traffic circle with intersections on 300 West as well. He said the main difference is the City can control the flow of traffic from the beginning.

Chris Thompson said the other issue is stop signs are not calming traffic, motorists regularly go through stop signs without slowing down when a stop sign is placed somewhere it is not expected. This creates a potentially more dangerous environment, whereas in a traffic circle the drivers are forced to slow down to be able to proceed through but traffic continues to flow.

Jered Johnson moved to adjourn the meeting at 11:42 A.M.

Adopted: June 15, 2022

Kasey Woodard
Community Development Division Secretary