

Adopted Minutes
Spanish Fork City Development Review Committee
40 South Main Street
Spanish Fork, Utah 84660
May 18, 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; Marcie Clark, Engineering Division Secretary; James Darling, Engineering SWMPA; Zach Hendrickson, Outside Plant Manager; Jake Theurer, Power and Light Superintendent; Garrett Elmer, Power and Light Assistant Superintendent; Bart Morrill, Parks Maintenance Supervisor. John Little, Chief Building Official, Kasey Woodard, Division Secretary. Jason Turner, Fire Marshall

Citizens Present: Ryan Christofferson, Shawn Herring, BJ Ryan, Scott Peterson, Howie Nelson.

Chris Thompson called the meeting to order at 10:00 A.M.

FINAL PLAT
ESCALA PLAT B

Brandon Snyder stated that this is the second and final phase of an overall project and there are no concerns.

Dave Anderson stated that this phase will finish the improvements on the west side of Del Monte aside from a small gap on the south end. He said we will work on trying to fix this.

There was discussion on whether the developer would be connecting the sidewalk to curb and gutter or leaving a gap.

Dave Anderson said it is not just the sidewalk but it's also curb, gutter and road improvements.

BJ Ryan said they paved the main road, did road widening, and then they will work on the trails for park space.

Chris Thompson said they can apply for reimbursement from the City within 90 days after completion and the City will provide a Pioneering Agreement. If the deadline is missed, they will no longer be eligible for reimbursement.

Dave Anderson **moved** to approve the proposed Escala Plat B Final Plat based on the following findings and conditions:

Findings:

1. That the application conforms to the City's Zoning Map.
2. That the application 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 any red-lines.

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

MINOR PLAT AMENDMENT
PINE VIEW PLAT B

Brandon Snyder stated that there are a couple redline items to be worked through, with one of the conditions being to provide the requested road dedication area. He said it was his understanding that there are improvements to be done at a later date. He said staff have discussed the road widening on 700 South, whether the Council would want the street stub to remain, and a trail cross section on the north side of the road that needs to be accommodated in the road dedication.

James Darling said there are still right of way issues being worked on.

Dave Anderson stated that he had a discussion with the applicant's engineer about a couple of changes to the plat that involve providing dedication for the build out right of way for 700 South. He stated this is the best time to take action and have the road dedication done for any future improvements, even if the City is not acquiring the road at this point in time.

Dave Anderson **moved** to approve the proposed Pine View Plat B Minor Plat Amendment based on 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.
3. That the plat be modified to provide the requested road dedication area.

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

MINOR SUBDIVISION PLAT
NELSON MEADOWS PLAT A

Brandon Snyder stated the property is located in a corner lot on 1700 East and Canyon Road, the applicant is looking to subdivide into 3 parcels. There is an existing house that would remain on lot 2, another lot was created on the north corner, and lot 3 proposed on the east side of the property that has an existing accessory building with access to Canyon Road. He said he reviewed the comments from Michael Clark that requested on Canyon Road, the cross section called for a 6 feet wall within the site triangle. He stated that the applicant has made modifications to the accessory building that meet setbacks and lot coverage requirements. He said another concern that needs to be addressed is that staff does not want the accessory building without an approved structure.

There was discussion about the applicant's intent to build a house on lot 1, if it will fit, and if the garage will be placed on the south side and if they want to keep the driveway where it is placed.

Chris Thompson said he is not behind this Site Plan as there cannot be a driveway on the north corner of lot 1 as it would be too close to an arterial and collector road and would be too dangerous. He suggested the removal of the single driveway plan and doing a shared driveway with lots 1 & 3 as the existing house on lot 2 has its own driveway.

Jason Turner stated that there needs to be emergency vehicle access to the area of at least 20 feet wide. He said they need to be able to access the existing building with fire hoses from wherever they have to park their vehicles.

There was discussion if moving the driveway would solve this issue as it will give 110 feet. Jason Turner stated as long as first responders would be able to pull a fire engine into the area, but it must be rated to hold a fire apparatus without busting out the concrete or damaging asphalt. He said that if the area isn't wide enough for a fire apparatus to access, then the existing building needs to have fire sprinklers, or another form of fire protection.

Seth Perrins said he does not feel this is quite ready as there are a handful of concerns and he feels staff needs more time to review this and do more research to address the emergency vehicle access points and turn around width. He said the City is trying to fit it in with existing structures. If the accessory building were removed, he feels it would solve a lot of problems for the applicant and enhance the side lot by giving it different lot lines and a different layout entirely - making development easier for the applicant.

Dave Anderson said the property is zoned for lots that can accommodate single family homes around 9000 square feet in area that meet certain lot widths and lot depths requirements. He feels this is the only thing that he can see where it does not meet the City's requirements.

Tom Cooper said if the driveway is built along the property line, there are current electrical plans for a transformer to be built on that property line. They will need to adjust the location of the transformer so it is outside of the driveway area, and there will need to have protection put up around it as well.

Howard said he is willing to tear the shop down if he can do a shared driveway from the existing house on lot 1.

Dave Anderson said there is not enough frontage, and Spanish Fork requires frontage if you are located on a public street. Dave Anderson said that all 3 lots are eligible for rentable, accessory apartments if the applicant can meet the parking requirements.

There was discussion about the use of the property.

Howard Nelson stated that it is his intent to use the property for his home and work and using part of the property in a commercial manner with storing materials and have employees come to the property for supplies.

It is stated that is not allowed within Spanish Fork City as there will be too great of an impact to the residential area.

Dave Anderson **moved** to continue the proposed Nelson Meadows Plat A Minor Subdivision Plat to the City Council based on 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.

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

SITE PLAN

MOUNTAIN COUNTRY FOODS PLANT 3

Brandon Snyder said this is taking an existing piece of property and making road connections and improvements. The applicant is proposing a reload dedication plat with the Site Plan, he stated that there are a few redline clarifications that are being worked on with the applicant. He stated this will be a large warehouse that will be 200,000 square feet with around 150-200 employee parking stalls.

James Darling said there are a few minor redlines that they are currently working on but there are no major issues. He stated they are working on the storm drain to connect it out on 1900 North and over to Main Street. He stated they are working on having the sewer flow south to the existing current line along the tracks.

Chris Thompson asked James Darling if there is a DAF building location as that was a concern and it is needed from the beginning with this.

Seth Perrins said he does not think there is a DAF building included in the Site Plan and feels that is something that needs to be addressed in the comments. He stated that if the applicant wants to get it to the trunk line, they need to address pretreatment capabilities.

Dave Anderson stated that the applicant has a contract and if they do not start construction soon, it will create significant issues with regard to the contract. It is imperative they begin concrete work, and he proposed a pre-approval and asked if it would interfere with anything.

Chris Thompson suggested making an approval condition that a DAF will be in place prior to construction.

Seth Perrins stated that he would be comfortable with this idea, and he feels it will be in staff's best interest to meet with the applicant's engineer regularly to address these concerns.

Dave Anderson suggested not approving the Site Plan until improvements like sewer treatments are in. He said they should allow John Little to issue a building permit for some of the fundamental concrete work. DAF equipment is on order and can provide a delivery date.

Dave Anderson **moved** to continue the proposed Mountain Country Foods Plant 3 Site Plan.

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

ZONE CHANGE AND PRELIMINARY PLAT

ARROWHEAD SUBDIVISION

Brandon Snyder stated that the applicant has submitted a Zone Change application with a Preliminary Plat application for the master planned development. The Zone Change application will expand the commercial area, with the remaining portion of the property being subdivided for residential lots. He stated that it has been previously noted there is no park space or open space plan. He said Michael Clark had additional questions he would like addressed, including trying to avoid double frontage lots.

There was discussion that the City does not want streets developed half at a time.

Scott Peterson stated that it is their intent to do the length of the road not width.

Chris Thompson stated that the DRC does not want reduced width on intersections that come to a T as there is no reason to slow down traffic that comes to a T.

Brandon Snyder said the Planning Commission will likely want to see the street tree plan, and possibly discuss uniform fencing around the perimeter of the development.

Scott Peterson said they wanted to do something that will preserve the views that include look out over the River Bottoms.

Dave Anderson asked if they can propose what they would like to have done. He said he would like fencing to be uniform across the development. He would be comfortable with something other than a 6-foot masonry wall because that will be durable and will look good. He asked if they have any issues with building it and if it is on the slope.

Scott Peterson said the property line is located on top of the slope, so he is confident that it should be fine. He stated that the houses are set back and will give privacy to residents from the neighboring road.

There was discussion of the environmental oversight plan and that plan defines how they go about helping Sunroc review what testing is done on site, and what is done when something is found. Scott Peterson said the plans are ready to go to the Planning Commission.

Brandon Snyder said there was a request for the setback reduction of 20 feet on the rear and 5 and 10 feet on the sides. He stated the Planning Commission has been wanting to see housing details as to why the reductions are needed.

There was discussion of the timeline on movement with the operation and it was stated that some lots are taking longer as they are waiting on soil reports. Mid-June to July is the expected timeline.

Scott Peterson said he spoke with Tyler at Sunroc and he gave a timeline of July which will be before ground is broken. He said the paving was done earlier this week. They have done mass grading. They have done really large digs for remediation to tie the scope down.

Dave Anderson **moved** to recommend approval of the proposed Arrowhead Subdivision Zone Change and Preliminary Plat to the City Council based on the following findings and subject to the following 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.
3. That the applicant provides an Environmental Oversight Plan for the City's review and approval.
4. That the applicant modifies the plat to remove the internal double frontage lots.
5. That the applicant clarifies what improvements will be made at the intersection of Del Monte and Cal Pac Avenue.

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

John Little moved to adjourn the meeting at 11:30 a.m.

Adopted: **June 22, 2022**

Kasey Woodard
Community Development Division Secretary