

Adopted Minutes
Spanish Fork City Development Review Committee
40 South Main Street
Spanish Fork, Utah 84660
June 22, 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; Michael Clark, Assistant City Engineer; Marcie Clark, Engineering Division Secretary; Jered Johnson, Engineering Division Manager; Zach Hendrickson, Outside Plant Manager; Jake Theurer, Power and Light Superintendent; Tom Cooper, P&L Senior Utility Planner; Bart Morrill, Parks Maintenance Supervisor. John Little, Chief Building Official, Kasey Woodard, Division Secretary, Jason Turner, Fire Marshall, Marcie Clark, Engineering Division Secretary.

Citizens Present: Rhett Taylor, Jackie Larson, Justin Wade, Shanice Hone, Dan Davis, Scott Peterson, Mark Stevenson, David Woodhouse, Jennie Isaac, Linda Beck, Mike Mconnally, Dan Davis.

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

MINUTES

May 18, 2022

May 26, 2022

June 1, 2022

Jake Theurer **moved** to approve the minutes of May 18, 2022, May 26, 2022, June 1, 2022.

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

SITE PLAN

ACTIVE AUTO

Brandon Snyder stated that the applicant had presented updated landscaping and civil plans, and provided descriptions of condition number 3, the road dedication area, as well as the public utility easements.

Michael Clark in engineering said he has no comments.

Brandon Snyder stated that the next steps for the applicant is to address any redlines with the site plan or building permit and then scheduling a pre con meeting.

Dave Anderson **moved** to approve the proposed Active Auto Site Plan 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.
3. That Site Plan approval is contingent upon recordation of the Main Street Road dedication area, public utility easements and the south cross-access easement.
4. That Site Plan approval is contingent upon the completion of all associated improvements.

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

CONDITIONAL USE PERMIT

AT&T AT HUNTERS CROSSING

Brandon Snyder stated that this has come before the DRC as a discussion item previously, and states the proposal is to add an additional cell tower. He stated that some of the redline comments asked the applicant to provide notification to the City prior to them doing any work within the compound. He suggested one of the conditions for the applicant be they provide for future colocation on the tower, as they are only showing a future set of carrier antennas. He stated that at 80 feet they should already be preparing for future colocation down the tower.

Dave Anderson asked if this is addressed in the lease agreement with the applicant.

Vaughn Pickell stated that this is within the lease agreement.

Tom Cooper has no comments on power other than they maintain 15-foot clearances.

Vaughn Pickell's only concern is that he wants to be sure the applicant finalizes and executes the lease that was approved by City Council.

Michael Clark stated that access to the well needs to be addressed.

Vaughn Pickell **moved** to approve the proposed AT&T at Hunters Crossing Conditional Use Permit based on the following findings and conditions:

Findings:

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 notifies the Water and Power Departments a minimum of 48 hours prior to work commencing.
3. That work hours will be limited to 8 am to 6 pm.
4. That the applicant addresses any red-lines.
5. The applicant finalizes and executes the agreement that was approved by the City Council.

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

ZONE CHANGE AND PRELIMINARY PLAT
LELAND MEADOWS SUBDIVISION

Dean Ingram stated that these are single-family, detached units. He provided a fly through demonstration, stating each unit has an above ground, 2 car garage and a 3rd car assigned parking stall. He stated that these units are a great option for small families with some units having up to 5 bedrooms.

Jake Theurer asked if these units will be all electric or if there will be gas to these units, and Dean Ingram stated that they will have gas.

Chris Thompson asked how many home styles are available and Dean stated that there are about 2 different home style options available, modern and craftsman style exterior homes. He stated that there are 6 completed floor plans available, but stated that the design is to include up to 8 different floor plans.

Dean Ingram stated that most lots will be about .4 acres, with no homes backing to the farmlands or the school. He stated that residents are also able to work with the developer if they would like to customize their yards or homes.

Dave Anderson notes the applicants have made requested changes

Michael Clark stated that there needs to be traffic circles added to the plan.

Dave Anderson stated that there are a few other minor traffic changes that need to be added for accessibility.

There was discussion of the changes to the plan, including a future connection on street 14. Dean Ingram stated that one of the challenges they are facing is that there is currently a home in that area, and they need to find a way to get around it and provide public access.

Chris Thompson stated that there is a currently empty lot next to the existing home. He points out that since the lot is empty you could connect the road through the front of the empty lot.

There was discussion about 1550 West changing from a roundabout to being signalized.

Seth Perrins asked what the total density of the development will be.

Scott Peterson stated that he calculated somewhere roughly around 3.0 units and acre with 240 total homes.

Dave Anderson spoke to the upcoming growth of the City and how there is a large wave of first-time home buyers that will be in need of homes. He stated that with our rate of growth the reality is that we will need more multi family home developments.

Chris Thompson stated that with the large wave coming there is a growing concern for the traffic it will bring. And that is why they want to place higher density housing next to 5 lane interchanges so there is adequate public access. He stated that this is how the City has laid out the General Plan and to try and accommodate the upcoming growth.

Chris Thompson invited citizens to ask questions they may have on the upcoming development. He stated that this is not a public hearing but the DRC is willing to listen and answer any questions that may be had.

Becky Clyde asked what the plan is to help the traffic issues with Mill Road and 900 South.

Chris Thompson stated that the City does not build the roads, it's developers that build roads. He stated that Mill Road will eventually be widened and completed as property on the west side of it develops. He stated that the City could not stop or put requirements on the school district for developing in that location.

It was asked if this proposal for a higher density sets a precedence to include a higher density in the future.

Chris Thompson stated that this proposal is within the General Plan. He stated that in the General Plan there is higher density on both sides of the major roads as it is good traffic planning so the higher density residential areas will have better access to the roads.

Dave Anderson stated that the Council wants to make sure they are not negatively impacting the surrounding land owners.

Seth Perrins **moved** to recommend approval of the proposed Zone Change and Preliminary Plat Leland Meadows Subdivision to the City Council with finding and conditions:

Dave Anderson **seconded** the motion.

Vaughn Pickell proposed Finding 2 and Conditions 4 and 5 be added to the motion.

Seth Perrins **moved** to recommend approval of the proposed R-1-6 Zone change and Preliminary Plat Leland Meadows Subdivision to the City Council with finding and conditions:

Finding:

1. That the application conforms to the City's General Plan designation and Zoning Map.
2. Motion is based on the realignment of 1700 West to connection to the state road and that the land uses follow that realignment of that road.

Conditions:

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 a street tree plan, landscape plan and specific details for other Key Issues improvements in the development.

4. The applicant works with engineering to adjust road alignments to address lots 93 & 94 alignment issues, and to address new alignment of 1700 West connecting with Street 12.
5. That the proposed R-3 be replaced with R-1-6 zoning.

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

ZONE CHANGE AND PRELIMINARY PLAT **JUNIPER RIDGE TOWNHOMES**

Dean Ingram stated that some of the changes were moving parking areas and he stated that these wider units come with two-car garages.

There was discussion about the commercial access to the future gas station, and it was stated that the entrance needed to be wider to accommodate the flow of traffic. It was questioned if that will be enough room for larger vehicles to turn in.

Chris Thompson feels this design is worse than the previous plan that was presented. He stated that Street 1 needs to be a commercial local road, and the developer needs to put in curb, gutter and landscaping.

Seth Perrins asked if there is a possibility of narrowing Street 2 to calm the flow of traffic. He does not like the idea of traffic circles for that area. He stated that in the future this road will need something to calm the traffic and it's better to do it now.

Michael Clark suggested narrowing the road and adding a crosswalk.

There was discussion of the park area, and if there is going to be a park area taken away, the remaining park needs to be of better quality. The next question was about the wall that separated the residential area from the proposed gas station that will be located on Street 1. It was stated that residents may not be okay with being located so close to the gas station and the customers it may invite. They would like to see a wall to separate the two uses in the area.

Seth Perrins **moved** to recommend approval of the proposed Juniper Ridge Townhomes Zone change and Preliminary 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.
3. That the applicant provides a street tree plan, landscape plan and specific details for other key issues in the development.
4. Parking for units 36-51 be enhanced by eliminating or replacing units so as to provide additional parking for those units in addition to the existing garages.

5. Identifying and providing feasible traffic calming measures for Street 2.
6. Improved playground drawings to be equal to the previously provided 3D rendering.
7. Dedicate the west side of Street 2 to avoid the creation of a nuisance strip.

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

TITLE 15 AMENDMENTS

AGRICULTURAL PROTECTION AREAS

Vaughn Pickell stated that this proposal suggests adding language to include the proposal for creation of agricultural protection areas. He presented the following proposal topics:

- Filing Fee - Addresses the costs to do noticing, recording, and the cost to do processing proposals.
- Area Requirements - The standard the County uses is 40 acres, so this is what is used and is stated that the local government has the ability to set the minimum requirement to what it feels is appropriate.
- Evaluation Criteria - Is the area currently being used for Ag Protection? Is it zoned for agriculture? Is it viable for agriculture? Does it contain any master planned roads, parks or utility corridors that are on the city's official maps?

There was discussion on if there is a better way through ordinance, that gives land owners the right to farm as they feel appropriate so they do not have to deal with nuisances.

Seth Perrins **moved** to continue of the proposed Title 15 Amendments.

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

TITLE 15 AMENDMENTS

ENVIRONMENTAL PROTECTION

Jered Johnson stated that he feels this subject needs to be continued as this is still currently being reviewed.

Jered Johnson **moved** to continue the proposed Title 15 Amendments.

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

CONSTRUCTION STANDARDS

CONSTRUCTION STANDARDS 22.02

These are the standards that were recommended for approval by the DRC over the last 6-8 months. There is no action on this item, it was recommended that it be reviewed.

There was discussion of concrete being poured all the way up to the sidewalk.

Brandon Snyder feels if the Committee did not want landscaping it would be a better finished product to at least install curb or rock, and not just all concrete to the sidewalk.

Chris Thompson stated that it was most likely a property owner, and they are not prohibited from doing so.

Brandon Snyder stated that he felt that rock would be more of an attractive landscaping plan overall.

Chris Thompson stated it should be suggested to the Planning Commission that within a specific footage from the driveway it would be recommended to add that in. He stated that they will scroll through the updates to the construction standards.

Jered Johnson reviewed some of the changes that were recommended for approval by the DRC.

GENERAL PLAN AMENDMENT

TRANSPORTATION ELEMENT OF THE GENERAL PLAN 22.03

It was stated that this has been approved and will go into effect January 2023, and this is more of a discussion.

Jered Johnson stated that this is more of a change that can just be made as it fits with our General Plan and he does not know if it needs to go to the Planning Commission or DRC.

Dillon Muirbrook asked if minor changes to the roads would only affect where the roads align and not the surrounding area. He asked if they would like to have these proposed minor changes be brought before the DRC and Planning Commission.

Vaughn Pickell stated that there could be language added that engineering will have the say in deciding where roads align or trails are placed.

It is stated that any minor change needs to be brought through the approving bodies regardless of how minor it may be.

Jered Johnson moved to adjourn the meeting at 12:52 p.m.

Adopted: June 29, 2022

Kasey Woodard
Division Secretary