

Adopted Minutes
Spanish Fork City Development Review Committee
40 South Main Street
Spanish Fork, Utah
July 20, 2022

Staff Members Present: Seth Perrins, City Manager; Dave Anderson, Community Development Director; Brandon Snyder, City Planner; Vaughn Pickell, City Attorney; Ana Burgi, Assistant City Attorney; Kimberly Brenneman, Community Development Secretary; Michael Clark, Assistant City Engineer; Marcie Clark, Engineering Department Secretary; Jered Johnson, Engineering Division Manager; Zach Hendrickson, Outside Plant Manager; Jake Theurer, Power and Light Superintendent; Bart Morrill, Parks Maintenance Supervisor. John Little, Chief Building Official, Tom Cooper, Power and Light Senior Utility Planner; Jason Turner, Fire Marshall; Kasey Woodard, Division Secretary.

Citizens Present: Sidney Allsop, Kory Coleman, Ryan Bradshaw.

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

MINUTES

July 13, 2022

Jered Johnson **moved** to approve the minutes of July 13, 2022.

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

SITE PLAN

DAYBELL WAREHOUSE ADDITION

Brandon Snyder stated the applicant is looking to amend the Site Plan approval to add an office to the side of the warehouse as well as an outdoor display area for rental equipment located to the south.

Michael Clark, Assistant City Engineer had no comments.

Jake Theurer, Power and light Superintendent has no comment.

Dave Anderson stated this is very straightforward approval.

Jered Johnson **moved** to approve the proposed Daybell Warehouse Addition 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.

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

FAIRGROUNDS PARKING - REAMS

Brandon Snyder stated this is located on south Main Street, he stated there are several redlines that need to be addressed. He stated he is disappointed the drive approach from Main Street has remained on the plan when it is no longer needed and asks if there is reason for this?

Jered Johnson stated the access will eventually be removed, he does not believe the area is being used for anything other than the fairgrounds and is currently blocked off for the rodeo.

Brandon Snyder asked who is installing the trail and Jered Johnson stated the City is the responsible developer installing the trail. Brandon Snyder stated additional details for the frontage will need to be submitted.

Dave Anderson stated the redline comments need to be taken into consideration for the bigger picture but feels this could be approved today subject to the condition that redlines be addressed before a Building Permit is issued. He stated the City has hired a landscape architect to design the landscape plan for the project, which makes this unique.

Seth Perrins stated the landscaping on this project will have to be different than what the City code specifies, so he stated if the code needs to be adjusted to allow for these issues it can be, but he doesn't want landscaping done that could cause potential issues down the road.

Jered Johnson stated everything that is being done with landscaping has been environmentally cleared. He feels this could be pushed to another DRC so there can be additional landscaping plans added.

Dave Anderson stated he does not feel this needs to be pushed to another agenda, he stated he feels comfortable approving this with conditions that redlines be met.

There was discussion of whether or not the Committee moves too fast with approvals and that it could be detrimental to be approved so quickly. Seth Perrins stated he was under the impression the building will look similar to The Barn, and Dave Anderson stated he was shown elevations of what the building will look like, and it is not similar to The Barn design.

Seth Perrins **moved** to continue the proposed Fairgrounds Parking - Reams Site Plan.

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

CONCEPT REVIEW

ESCALANTE TOWNHOMES

Dave Anderson stated access has been the main challenge and he would like to discuss that issue today. He would like Jason Turner to discuss issues he has from an access perspective.

Jason Turner stated the roundabout is his main concern for turnarounds, he stated despite it being 32 feet wide, it is still hard for emergency vehicles to make the turn. He feels the roundabout should be removed and instead have an angled road added.

There was discussion about emergency vehicles needing a 26-foot width but the turning radius is still an issue and the applicant was asked to do a large truck turn radius study and Sidney Allsop stated they can do that. He stated if they needed to do a mountable curb that is also possible. They can also look at modifications to the radius.

Dave Anderson this change is easy at this stage in development as this will not affect other parts of the layout.

Seth Perrins stated he would like to see more detail on the usable space.

John Little asked if these units have any private space and Sidney stated they do not have private yards.

Brandon Snyder stated the landscaping plan will need to be revisited as there will need to be additional trees and other landscaping details added. He directed the applicant to review the City Code requirements.

Seth Perrins asked if the units will have finished top to bottom floor plans and Sidney Allsop stated the units will be completely finished. Seth asked for additional amenities' details.

Jake Theurer stated there are some transmission guide wires in the turnaround corner area and if the developers plan to dig, they need to be aware of this.

There was a brief discussion regarding the trail and the proposed adjacent retaining wall. The DRC will need additional grading details to further discuss fencing along the trail.

BRADSHAW

Dave Anderson stated this is north of Annie's Acres and is a tricky site. He stated part of what is being developed extends on to the neighboring property.

Ryan Bradshaw stated he has spoken to the Griffiths and they are also interested in developing.

Dave Anderson stated the biggest issue he sees is the amount of investment needed on the front end to make any development happen on this parcel of land. He stated another concern with developments like this, is the developer is the responsible party for installing frontage and crucial infrastructure.

Ryan asked if the City would be interested in escrow or pioneering agreements for future developments and Dave Anderson stated the City has done things similar to that in the past that provided the City with a guarantee that the improvements will be done.

There was discussion about whether this project would qualify for funding and it was stated it most likely would not qualify.

Dave Anderson stated he is unsure if this is the right time to develop something like this right now as there will be additional funding and offsite improvements needed. He feels this development is not ready to move forward as there are too many issues that would need to be addressed before they are able to move forward with development and feels that this land should continue the same use that it is being currently used for today.

Ryan Bradshaw asked about selling the existing home to the south and subdividing the property and Brandon Snyder stated there would need to be further discussion on road dedication, improvements and frontage design.

Dave Anderson stated the current lot wouldn't likely meet the current zoning standard but there may be things that could be done to help make it work.

WHEELER

Dave Anderson stated the access to 1000 North is the concern that needs to be addressed today.

Michael Clark stated these access points are fairly close together and the recommendation on accesses is 300-350 feet. But he stated he does not know what the traffic volume will be, but if it will be more of a high traffic area the access will need to have 300 feet of spacing. He stated the standard is 350 feet for commercial use.

There was discussion of the property and these plans were laid out for larger machines and vehicles and there is no issue of turnaround space in the parking lot. It was stated there is power, pressurized irrigation, and water installed in the area.

Brandon Snyder asked if the outdoor display area is designated for new and used machinery or if it will be used as outdoor storage for parts. It will be for new, used and machinery being serviced. Tom Cooper stated these are new machines on display similar to a car lot, inventory in the back lot and there is also machine maintenance done on site. Tom mentioned looking at the Wheeler site in Salt Lake.

OTHER BUSINESS

PARKING REQUIREMENTS

Dave Anderson stated there has been conversation with the City Council and Planning Commission about changing the City's parking requirements. He stated it would increase the amount of parking required for twin homes, duplexes and townhomes and it would require 3 parking stalls per home and no longer allow tandem parking to count as two separate spaces. He stated it's roughly a 10% parking increase that will be required for developments. He stated that previously the City has not required this amount of parking, but there is a feeling that there needs to be a higher amount of parking required. Other types of uses such as stacked flats may see a slight decrease in parking required.

GENERAL PLAN

Dave Anderson stated he feels the General Plan is not being utilized as it should be. He stated it should be used as an advisory guide that has inherent flexibility built into it to allow those in decision making positions to exercise their judgment when they are looking at things on a site-specific basis.

Seth Perrins questions if our ordinances are lacking in a sense that the General Plan is relied upon to be more specific and maybe our code or laws need to be enhanced to make up for the changes.

Dave Anderson stated the City cannot see the future of what every need will be, and it could be as simple as needing to change perspective. He stated that state law at a minimum requires that the general plan should include a land use element, a transportation and traffic circulation element, a moderate-income housing element, and a water use and preservation element. And he stated it is left open to include an environmental element, an economic element, a public services and facilities element that will include sewage, water, waste disposal, drainage, public facilities, rights of way, easements, police, fire protection and other public services.

OTHER

The DRC briefly discussed the Creative Signs Site Plan and a need to further review the project.

Jered Johnson moved to adjourn the meeting at 12:10 p.m.

Adopted: **August 3, 2022**

Kasey Woodard
Community Development Secretary