

**Adopted Minutes
Spanish Fork City Development Review Committee
40 South Main Street
Spanish Fork, UT
November 2, 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; John Little, Chief Building Official; Michael Clark, Assistant City Engineer; Marcie Clark, Engineering Department Secretary; Jered Johnson, Engineering Division Manager; Zach Hendrickson, Outside Plant Manager; Garrett Elmer, P&L Assistant Superintendent; Jason Turner, Fire Marshal; Dale Robinson, Parks and Recreation Director; Kasey Woodard, Division Secretary.

Citizens Present: Clint Garner, Pete Mittanck, AJ Delpivo, Dean Ingram, Shanice Hone, Jackie Larson.

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

MINUTES

OCTOBER 26, 2022

Dave Anderson **moved** to approve the minutes of October 26, 2022.

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

FINAL PLAT

NORTH AIRPORT INDUSTRIAL PLAT A

Brandon Snyder gave a brief description and location.

Michael Clark, Engineering, has no comments.

Garrett Elmer, Power, stated there are a few things to be finished but has no other comments.

Michael Clark asked the DRC if there was any value in referencing the maximum allowable height of the buildings on the plat due to the project's proximity to the airport.

Brandon Snyder stated there are notes on the subdivision plat that mentions the height restrictions and height study.

AJ Delpivo stated there was a study conducted that specified areas that could only build up to 27 feet.

There was brief discussion regarding building height restrictions and FAA rules.

Dave Anderson **moved** to approve the proposed North Airport Industrial Plat A Final Plat based on the following findings and conditions:

Findings:

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

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

NORTH AIRPORT INDUSTRIAL PLAT B

Brandon Snyder gave a brief description of the second plat of this proposal.

Michael Clark has no comments.

Garrett Elmer stated the same comments from Plat A apply and were the only comments from power.

Seth Perrins asked if there were any comments regarding Plat C or Phase 3 of the development in the future?

AJ Delpivo stated this is dependent on the study being done on the airport runway.

There was discussion about the future placement of lots and cross access easements.

Michael Clark feels this may be too early to be discussing.

Chris Thompson disagreed.

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

Findings:

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

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

JUNIPER RIDGE TOWNHOMES

Brandon Snyder gave a brief description of the proposal and stated there are a few redlines that need to be addressed.

Michael Clark stated there is a minor storm line redline comment that has been previously shared with AJ Delpivo.

There was a discussion about the connecting roads.

Seth Perrins asked if the committee is comfortable with the connecting points from commercial to residential.

It was stated there was a previous discussion stating yes, that staff is comfortable with those connection points. It was also stated it would be wise to add an easement through the commercial property to ensure that it connects to the public road for the townhome use. It was stated this will not be the main access, but this will be a future connection from the right-in right-out, access off of Main Street.

Dave Anderson moved to approve the proposed Juniper Ridge Townhomes Final Plat based on the following findings and conditions:

Findings:

1. That the application conforms to the City's General Plan Designation and 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.
3. Prior to the plat being recorded, a cross access easement to the public street on the townhomes, connecting it to Main Street through the commercial property, be provided.

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

SITE PLAN

MOUNTAIN COUNTRY FOODS PLANT 1 ADDITION

The applicant has requested this be continued to a later date.

Dave Anderson **moved** to continue the proposed Mountain Country Foods Plant 1 Addition Site Plan.

John Little **seconded** and the motion **was Continued** all in favor.

ADDITIONAL DISCUSSION ITEM:

Dave Anderson asked Dean Ingram for his thoughts on potentially amending the process of the Building Department by delaying inspections by one day if the building inspector comes to the build and can visually see more than 15 correction items that still need to be addressed. It was agreed this could be a benefit.

NEW BUSINESS

MODERA

Dave Anderson stated the applicant is requesting to amend a portion of the conditions of approval specifically condition number 4, to remove the owner-occupancy requirement. He stated this project was presented and reviewed by the different bodies as a project with two distinct housing options, featuring a side that has for sale properties and a side that has strictly for rent properties. He stated it was reviewed with the idea that the for sale side would be subdivided. During the review process it was asked how many of the properties would be reserved for homeownership and it was stated that roughly 50% would be set aside for homeownership and this was recorded as a condition of approval.

Clint Garner addressed the growing concerns of not being able to sell their future units due to the climbing interest rates and why they are asking for this change. They are trying to make the process more affordable to the buyers.

There was a discussion on the growing concern of climbing interest rates and climbing rental rates and that it is the goal for most to be home owners in place of renting.

Seth Perrins stated the City is looking at the best interest of the residents of Spanish Fork. His concern is that if this turns into a rental project, then it will never be anything other than rental units.

There was discussion on developers and investors buying single-family homes and tuning them into rental units and removing the possibility of first-time home buyers being able to have affording housing options. It was stated it was the idea of the city to limit this practice to enable people to be able to own their homes instead of renting.

Dean Ingram discussed the issues regarding supply shortage and a shortage of affordable housing options and he believes there should be more projects being approved to address the housing shortage.

Dave Anderson brought up the growing concern for allowing so many rental projects and the buyers paying up to \$2,400 in rent, they will never be able to save the down payment needed to be able to get into a single-family home.

Seth Perrins feels this isn't something that is going to be resolved today and is something that needs to be discussed further to come to a solution.

Vaughn Pickell **moved** to deny the amendment to the conditions of approval.

Dave Anderson **seconded** and the motion to deny was all in favor.

CONSTRUCTION STANDARDS 22.03

Chris Thompson stated these items have been previously reviewed and approved by the DRC and will be going together as a group of revisions before the Planning Commission, and after City Council approval will go into effect January 1, 2023.

Michael Clark briefly reviewed the revisions being presented and there were no comments or concerns on the revisions that needed to be addressed before the revisions go before the Planning Commission.

Chris Thompson asked if the notices have been sent out and it was stated they were sent and there were no concerns presented with revisions.

Jered Johnson **moved** to approve of the revisions to the Construction Standards 22.03 based on the condition of approval of the removal of the section of the unacceptable meter locations. The Power Department indicates they would like to further review unacceptable meter locations.

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

OTHER DISCUSSION

10 MINUTE WALK PROGRAM

Dale Robinson in parks and recreation gave a brief presentation of the initiative.

Seth Perrins asked how appropriate it would be to preemptively zone an area for a future park.

Dale Robinson stated the initiative is to ensure there will be an open space that can be within a 10-minute walk for a child, and it does not need to be located within a development. He stated it is just important to incorporate accessibility to open spaces for local residents.

CENTRAL UTAH WATER

Dave Anderson stated this has been a tough item, he stated there are two revisions that would limit residents to have more than a third of their total landscaped area as turf. He stated there has been a struggle to obtain a clear answer from Central Utah Water regarding this item. He stated this impacts residents with smaller lots and restricts what they are able to do regarding landscaping options.

Brandon Snyder stated there has been communication with surrounding municipalities.

There was a discussion regarding the discrepancy between park strip landscaping standards. It was stated the verbiage is unclear as to what the requirements are and what constitutes new construction.

There was discussion regarding the water usage in Spanish Fork.

Seth Perrins suggested setting a meeting to have further discussion on this item as he does not feel this will be adopted by the end of 2022.

OTHER DISCUSSION

John Little brought up the cabins on Canyon Road and stated that it was determined that they are on septic tanks. Chris Thompson stated they will not be made to connect until the use changes or the site is expanded or improved.

Vaughn Pickell moved to adjourn the meeting at 11:33 a.m.

Adopted: **November 16, 2022**

Kasey Woodard
Division Secretary