

Adopted Minutes
Spanish Fork City Development Review Committee
40 South Main Street
Spanish Fork, Utah
November 16, 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; Ana Burgi, Assistant 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; Jake Theurer, Power and Light Superintendent; Tom Cooper, Power and Light Senior Utility Planner; Bart Morrill, Parks Maintenance Supervisor; Jason Turner, Fire Marshall; Kasey Woodard, Division Secretary.

Citizens Present: Russell Naylor, Dale Bennett, Mike Deuel, Jenny Nielson, Danny Lange, Tyler Voorhees, Nik Anderson, John Bankhead, Jeff Grasso.

Chris Thompson called the meeting to order at 10:05 a.m.

MINUTES
November 2, 2022

Dave Anderson **moved** to approve the minutes of November 2, 2022.

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

PRELIMINARY PLAT
MEADOW CREEK RIDGE AMENDED

Brandon Snyder gave a brief description of the proposal.

Michael Clark stated staff met with the engineering team and discussed the previous storm drain design flaw. He stated it was previously shown with them tying into it. He stated the current design does not include that tie in and the storm drain tie in needs to be added back into the design.

Jered Johnson stated this needs to be fixed before it can move forward.

Seth Perrins suggested adding this as a redline and continuing to a later date so revisions can be made and all parties will be on the same page.

Dave Anderson **moved** to continue the proposed Meadow Creek Ridge Amended Preliminary Plat.

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

FINAL PLAT

QUIET VALLEY PLAT D

Brandon Snyder stated this is the final phase of the overall development. He stated there are no real concerns other than a few minor redlines that need to be addressed.

Michael Clark, Engineering, has no comments.

Jake Theurer, Power, has no comments other than to address the redlines.

Dave Anderson **moved** to approve the proposed Quiet Valley Plat D 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 Construction Standards and Zoning requirements.
2. That the applicant addresses any red-lines.

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

GREEN TREE PLAT B

Brandon Snyder stated this is the second phase in the development. He stated there is an existing development agreement. He stated part of the agreement for the future is when the new road is improved, the City and the applicant will start the process to vacate the existing right of way.

There was a conversation regarding the design of the road and it was stated it was not what was initially anticipated but it will work.

Michael Clark stated Mountain Country Foods came before them and a condition given to them was to coordinate having the PI bored under the railroad tracks with this property. He stated since it was a condition to Mountain Country Foods, it will also need to be a condition to this applicant.

Chris Thompson suggested a condition of approval needed to be included so that it is bonded fairly to ensure whoever goes first gets paid. He asked the committee if bonding or putting money into escrow would be the better option.

There was discussion to decide if this should be bonded or if money will be placed in escrow. There was additional discussion about taking elements of a pioneering agreement.

Dave Anderson stated it would be best for staff to calculate how much each party would financially be responsible for.

Vaughn Pickell suggested an infrastructure cost sharing agreement.

Chris Thompson agreed with Vaughn Pickell.

Jered Johnson stated there needs to be diagnostic testing done for the railroad crossing at 300 West 1600 North to make the area better.

Dave Anderson agrees with this suggestion.

Seth Perrins asked if the radius of the curve will be sufficient enough for the trucks traveling along the sharp curve of 1600 North.

It was stated this has been designed to accommodate the turn radius of larger trucks and meets the cities width requirement. There was further discussion if there should be no parking allowed within the shoulder area.

Dave Anderson asked if when 1600 North is completed, the other road use will be discontinued. It was stated that yes, the road will be discontinued.

Vaughn Pickell **moved** to approve the proposed Green Tree Plat B Final Plat based on the following findings and conditions:

Findings:

1. That the proposal conforms to the City's 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 any red-lines.
3. That the applicant and other parties participating in the utilities' construction on 300 West, enter into a utilities construction agreement that fairly shares the cost of the utilities that they are all contributing to.
4. That an autoturn analysis be performed on the road to see if the current design is the best design or if it needs to be revised.
5. That the applicant provides a road vacation plat that can be used to vacate the street North of 1600 North once the revised alignment has been completed.

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

SITE PLAN

RAVEN 3 INDUSTRIAL

Brandon Snyder showed the location of the development, and stated there are a few minor redlines remaining. He stated one of the redline concerns that needs to be discussed by the DRC is in regards to Williams Lane. He stated currently there is a trail plan that shows a trail and street improvements proposed along Williams Lane. He asked if there are any requirements or expectations of the City to have the applicant make any improvements or install a trail along Williams Lane?

Chris Thompson asked if there should be a change made to the master plan.

Dave Anderson agreed with Chris Thompson and stated it would be foolish to require someone to build a trail and frontage in this area now.

Chris Thompson asked Michael Clark if he can partner with his team and move the trail alignment and Michael Clark stated this can be done.

There was discussion on requiring a dedication plat before a building permit can be issued. It was decided to add this to as a condition of approval.

Dave Anderson moved to approve the proposed Raven 3 Industrial Site Plan based on the following finding and conditions:

Finding:

1. That the project conforms to the City's General Plan Land Use 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 Site Plan be revised to comply with setback requirements.
4. That the applicant provides a road dedication plat and that all existing and required easements be shown on the plat for review and recordation via the dedication plat prior to a building permit being issued.

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

FIRE STATION 61 TEMPORARY HOUSING UNIT

Brandon Snyder gave a brief description of the new design and layout.

Jake Theurer stated the minimum power clearance requirement is 15 feet and he stated this design does not appear to meet the requirement.

Travis Warren stated there may not be 15 feet of available space. He stated there is about 8 feet of open space, but they would still need about 7 feet. He stated the trash enclosure will also need to be addressed.

There was discussion on the placement of the housing units and how they can be best placed to meet the requirements.

Seth Perrins suggested continuing this discussion in order for the fire department, power department and EMS to come together to find a solution.

Seth Perrins **moved** to continue the proposed Fire Station 61 Temporary Housing Unit Site Plan.

Dave Anderson **seconded** and the item was **Continued** all in favor.

ZONE CHANGE

VOORHEES DUPLEX ADDITION

Dave Anderson stated the applicant proposes to build a duplex in the back of the property. He stated the Planning Commission has stated what they would like to see and the applicant has upgraded their plans and materials to meet the Planning Commission expectations. He stated he feels this is ready to go back for their review and approval. He feels it is up to the Planning Commission to decide if the applicant has adequately met what has been asked of them.

There was discussion on the length of the drive and it was stated there needs to be a slight adjustment to be able to fit the width of an emergency response vehicle. It was stated the length of a fire hose would not be able to reach the back part of the property from the road.

Chris Thompson suggested the driveway be widened to accommodate the 4 units sharing the drive to avoid conflicts. Michael Clark, Engineering, indicated that he will need to see additional details for the utilities.

Vaughn Pickell **moved** to recommend approval of the proposed Voorhees Duplex Addition Zone Change from R-3 to R-3 with the Infill Overlay to the City Council based on the following finding and condition:

Finding:

1. That the proposal is consistent with the City's General Plan Land Use Map Designation.
2. That with additional details the proposal can meet the intent of the Infill Overlay zone

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 meets any conditions recommended by the DRC and Planning Commission.
4. That the driveway is at least 20 feet wide and is concrete.

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

TEXT AMENDMENTS

Title 15 Commercial Downtown Amendment (Event Centers)

Brandon Snyder gave a brief explanation of the proposed amendment that will permit event centers to be an approved use or a conditional use. He stated the only concern that has been presented is parking. But it was stated that most events will be hosted in the evenings, and not impact the surrounding businesses daytime parking.

There was discussion regarding the potential for parking issues if there were to be an event during the day. It was stated it may be better to have this as a conditional use permit with approval subject to the applicant providing additional parking.

Dave Anderson suggested this could be approved as a use subject to conditions versus a conditional use. He stated this area mainly consists of service-oriented businesses that close around 5 p.m., and this would bring life to the downtown area in the evenings. He feels this could have a positive effect on downtown businesses overall.

There was general agreement that this would be a positive change and help bring new life to the downtown area and revive it.

Jason Turner questioned the occupancy of the building and it was stated by John Little that it will be based on square footage and the arrangement of the interior furniture like tables and chairs.

Dave Anderson **moved** to recommend approval of the proposed Title 15 Commercial Downtown Text Amendment (Event Centers) as presented to the City Council based on the following condition:

Condition:

1. That the Community Development Department and legal staff address concerns with maintaining some oversight ability relative particularly to parking, but also any other things that might come up.

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

CONCEPT REVIEW

VESTA TOWNHOMES CONCEPT

Dave Anderson gave a brief summary of the previous comments regarding the committee's feelings on this concept.

Chris Thompson stated this may be a tough sale to cram so many units into such a small space, he stated the size of the units is also a detractor.

John Bankhead with Vesta Townhomes agreed this is not their best design and stated he was not part of the design and agrees the units should be bigger. He feels this space is appropriate for residential units and they feel it could eventually be a gated community, but stated they are open to suggestions from the City and open to other uses that the City may feel are a better fit for the area.

Dave Anderson stated this concept is scheduled to go before the planning commission in December.

John Bankhead stated they are very interested in building a residential area and keeping the industrial portion and providing some sound barrier to separate the two uses. He stated this proposal was just a conversation starter for them to get in front of the City.

There was discussion regarding the roads and how they can avoid commingling residential and industrial traffic.

Seth Perrins does not feel the townhomes concept will be well received and feels there could be a better use for the area. Seth would like to see a traffic study for the area be completed.

Dave Anderson asked if the product would be rentals or home ownership and it was stated there is the potential for both types of ownership. Dave Anderson brought up the "townhome fatigue" that is happening within Spanish Fork and the City is looking more for homeownership products.

John Bankhead stated they are on board with the homeownership path and are interested in providing that product to Spanish Fork residents. He stated they were possibly interested in adding a retail component to the design as well and are open to the suggestions of the City. The grade changes were also discussed. It was recommended that city staff visit the site. Staff were supportive of the potential commercial on the corner. It may be currently being used as a detention basin.

Jake Theurer stated depending on what use comes of the land, there could be significant power that will need to be brought to the area. He stated they aren't concerned with residential needs, but if they plan to develop industrially there will be major power needs. He stated they are available to walk through the area with City staff members to see what would be needed.

Dave Anderson liked this idea and stated they will be in contact with the developer.

ANDERSON TOWNHOMES CONCEPT

Dave Anderson stated the applicant is privy to the City's "townhome fatigue". He stated townhomes are not a bad fit for the area as there are existing apartments and townhomes in that part of the community. He stated since this property was formerly a wrecking yard, opportunities to change the use will likely be limited without cleanup.

Michael Clark pointed out there is not much available on street parking, but does mention they have driveways proposed with each unit.

Brandon Snyder stated this is almost identical to what was shown to the Planning Commission in June and suggests revisiting the comments that were shared back then. The design needs more open space.

It was stated this design is very monotone and it was suggested to have more variety in the design of the townhomes. Dave Anderson stated rear load townhomes are not the best fit for this layout. The committee has experience with the design being a bad feel and suggested a front-loading product instead.

The applicant stated they have considered front loading products as well and agree with the suggestion that this may be a better fit for the area.

It was stated this proposal may also be too dense for the area. There was discussion regarding what density would be appropriate for the area.

Seth Perrins also voiced his concern about the lack of park space in the area.

GENERAL PLAN AMENDMENT

TRANSPORTATION ELEMENT OF THE GENERAL PLAN 22.06

Jered Johnson suggested continuing the discussion to a further date.

Jered Johnson **moved** to continue the proposed Transportation Element of the General Plan 22.06 General Plan Amendment.

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

Ana Burgi moved to adjourn the meeting at 12:03 p.m.

Adopted: **December 7, 2022**

Kasey Woodard
Division Secretary