



Wednesday, May 3, 2023
Development Review Committee

DEVELOPMENT REVIEW COMMITTEE AGENDA

PUBLIC NOTICE is hereby given that the Development Review Committee of Spanish Fork, Utah, will hold a regular meeting at the Spanish Fork City Council Chamber, 40 South Main Street, Spanish Fork, Utah, commencing at 10:00 a.m. This meeting is not available to attend virtually.

1. Approval of Minutes

A. April 26, 2023

2. Annexation.

A. GWC 40 ANNEXATION. The proposal involves a request for annexation into the City of approximately 40 acres located at 3800 North 1400 West.

3. Concept Review

A. AMSOURCE ATM.

B. GOODWIN DEVELOPMENT.

4. Discussion

5. Adjourn

Draft Minutes
Spanish Fork City Development Review Committee
40 South Main Street
Spanish Fork City
April 26, 2023

Staff Members Present: Chris Thompson, Public Works Director; Seth Perrins, City Manager; Dave Anderson, Community Development Director; Brandon Snyder, Senior Planner; Kimberly Brenneman, Development Coordination Manager; Vaughn Pickell, City Attorney; Ana Burgi, Assistant City Attorney; John Little, Chief Building Official; Byron Haslam, City Engineer; Marcie Clark, Department Development Secretary; 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: Jonathan Faull, Wayne Jackson, Mike Hatch, Steve Olson, Jake Black, Mack Jones, Jeff Knighton.

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

MINUTES

April 19, 2023

Jake Theurer moved to approve the minutes of April 19, 2023.

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

SITE PLAN

UTAH COUNTY EMERGENCY MANAGEMENT BUILDING

Brandon Snyder gave a brief overview of the improvements to the Utah County Jail property. He stated this is a new Site Plan application that is proposing a new building for emergency management services that is located in the I-1 Light Industrial zone and stated the applicant has provided the necessary civil drawings and landscaping plans. He stated there is adequate parking that is being proposed.

Vaughn Pickell asked if office buildings are currently an allowed use under the I-1 Light Industrial zoning ordinance and Brandon Snyder stated yes, office buildings are an allowed use within the current zone.

There was a brief discussion regarding the Public Facilities zone and I-1 Light Industrial zones within the Municipal code. There was discussion about the potential of rezoning the campus to the Public Facilities zone in the future.

Byron Haslam in engineering has no comments.

There was a brief discussion regarding metering and it was stated there was a previous discussion regarding the campus being tied to one meter and it was stated that could change and move to separate meters.

Dave Anderson **moved** to approve the proposed Utah County Emergency Management Building 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 the redline comments.

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

PRELIMINARY PLAT AND ZONE CHANGE

TRAILS ON MAIN

Brandon Snyder gave a brief description of the location of the proposed development. He stated the applicant is seeking to rezone the property from R-R rural residential to an R-4 high density zone to allow for residential growth. He presented the proposed Preliminary Plat, showing one lot that would be subdivided into two lots, with a third lot being dedicated to the City as park space or open space. He stated the proposal is for 4 buildings that will each be 4 stories tall, with parking space and some additional underground

parking space. He stated there are a few concerns that need to be addressed with the Committee. He stated the applicant presented to the DRC in March 2022 with a concept plan and stated the Committee brought concerns with the previous design as well. He stated this is scheduled to be presented to the Planning Commission and City Council in the near future.

Chris Thompson asked if there were drawings that showed the flood plain and Brandon Snyder stated yes there is, and he presented the city's interactive mapping of the floodplain.

Mike Hatch gave a brief presentation and stated they are working with FEMA on a map revision that pulls the affected area out of the flood plain. He then went through the proposed plan they had built in partnering with FEMA.

Brandon Snyder stated the Planning Commission and City Council have previously expressed concerns regarding parking requirements and he stated there have been several parking recommendations presented to the Planning Commission and the City Council by developers and parking studies conducted by local and national consultants as recent as the previous month's Planning Commission meeting. He thinks in order for this design to move forward, the City ordinance would need to be amended to allow for the lowered parking stall count that is being presented with this design. It was stated that either the parking count would need to be increased or the development would need to lower the unit count.

Mike Hatch stated they believe they are providing an adequate parking count and feels that they are being asked to provide more parking than what they feel is necessary. He feels the development would be better with more green space rather than parking stalls. He stated the proposed green space would be more valuable to the City and add to the existing trail that is nearby. He stated they would give the City 6.2 acres and a \$1MM to develop the park and he stated he has been working with the City Parks Department and the Department is okay with maintaining the grounds and it was stated this would also bring a unique piece to a City park. He stated they are not asking to change the City Code, he stated they are wanting to give back to the City with this park.

Brandon Snyder presented the final concern regarding the sewer and asked if the applicants have made any revisions.

Mike Hatch stated they were previously working with Michael Clark and stated the best option was to go through the McKell property to connect in. He stated they have been in contact with the McKells but stated there have been no agreements made yet as he knows

the McKell's have historically not been very cooperative in these situations. He stated the second option to connect through Skye Meadows but stated there are remaining capacity concerns with this option.

Jake Black discussed the few concerns of connecting through Skye Meadows. He stated that it is doable but will hit capacity.

Dave Anderson stated the applicant has put together a great design but he still feels this is premature and that staff still has hesitations with recommending it be approved. He feels this is just a bad time to discuss modifying the floodplain and amending the city's parking ordinance. He would like to know the thoughts of the Planning Commission and City Council members about revising the density and parking requirements.

Mike Hatch respects Dave Anderson's opinion but hopes there is a difference of opinion with the other Committee members and members of the Planning Commission. He feels they have provided adequate revisions to their plans.

There was discussion about the potential for flooding and if that would impact the parking.

Jason Turner stated the City only has a 75-foot ladder truck and stated they would not be able to access the roofs of the buildings. He stated the trees would hinder emergency responders. It was asked when the City would be able to get a taller ladder and it was stated that was at least 3 years out due to budgeting.

Seth Perrins stated he is not comfortable moving forward with the proposed design today. He stated that he does not feel that the council will be comfortable with the design either. He stated he would like to have a discussion with Bart Morrill in the Parks and Recreation department about this park design and how it would work. He stated he is ultimately not comfortable with the parking proposal and cites the parking issues the City has faced in the past. This is his main concern and stated he knows that residents would need the additional parking as most families have 3 cars.

John Little asked where people would be expected to park if they wanted to utilize the proposed park and Mike Hatch stated they were proposing using shared neighboring parking spaces.

Seth Perrins feels this is not a favorable option. He stated the City has been asked by developers to lower the parking requirements but he still feels that higher parking requirements are needed in the city. He stated the sewer concern is also making him uncomfortable. He feels that this is putting the cart before the horse.

Mike Hatch feels these concerns are similar to what was presented by Skye Meadows and it was approved.

Dave Anderson stated the applicant does not know if the McKell family will work with the developers, so this is not like the approval Skye Meadows received.

Mike Hatch was not happy with this response and stated he was not here to argue with the Committee. He feels that there are ways the sewer issues can be addressed, but they do not want to spend money to address the concerns until they know they will get the zone change.

Dave Anderson feels the applicant has made a good point, and understands the developer does not want to spend additional funds until they are sure they can move forward.

Seth Perrins stated this is not the time to put this Preliminary Plat in front of the public. He feels this just isn't the right time. He wants to think about the future residents and the concern for flooding if residential growth is developed in this area.

Vaughn Pickell stated the concern of putting density in the floodplain calls to whether that is a good policy or not.

Seth Perrins stated with all the current flooding that is taking place all over the state, is going to make residents even more concerned and not want the floodplain to be developed residentially and feels this will not bode well for the developers if there is a public hearing.

There was discussion that Skye Meadows was approved because they were close to addressing their sewer concern. It was stated this just isn't ideal and would not be good for the developers either. There was further discussion regarding the general plan.

Seth Perrins stated this area was part of the River Bottoms and asked if there was any previous direction provided by the council and Dave Anderson stated there was not.

Mike Hatch asked what made this portion part of the River Bottoms and it was stated that it is in the floodplain and in close proximity and so it was included in the study.

Chris Thompson discussed where the utilities would need to come from.

There was a brief discussion regarding the bedroom count in the units and it was stated they range from studio units to 3-bedroom units and there will be a range of parking stalls for the different bedroom counts per unit.

Seth Perrins **moved** to recommend denial of the proposed Trails on Main Preliminary Plat and Zone change to City Council based on the following finding and conditions:

Finding:

1. That the proposal does not conform to the City's parking requirements.
2. That a plan to provide sanitary sewer service to the subject property has not been finalized.
3. That City staff is not currently prepared to support a proposal that requires a modification of the floodplain.

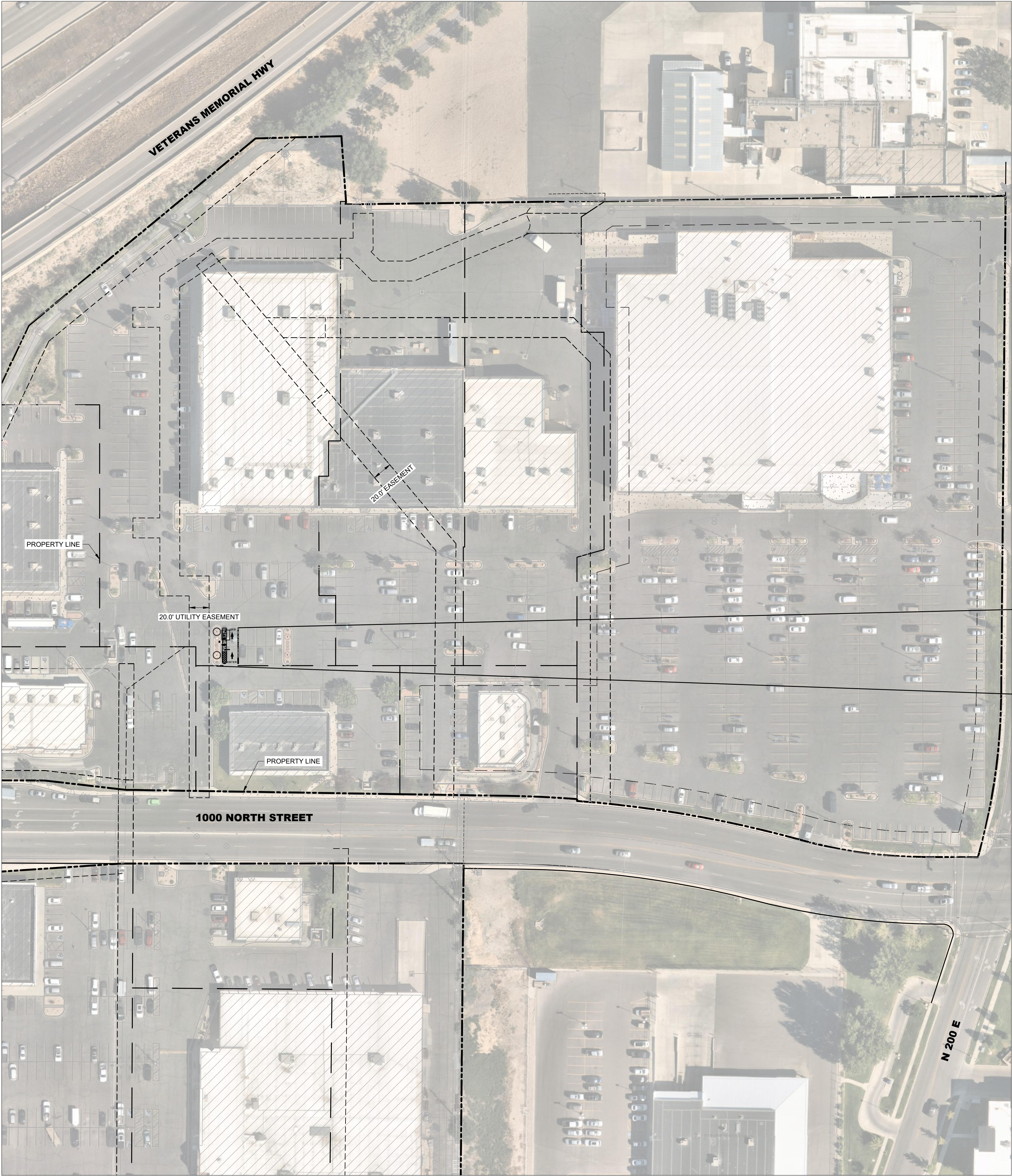
Vaughn Pickell **seconded** and the motion **passed** all in favor.

Dave Anderson moved to adjourn the meeting at 11:11 a.m.

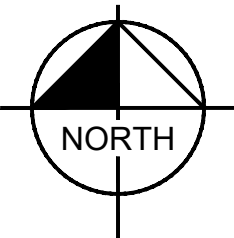
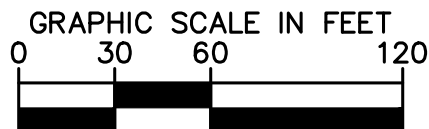
Adopted:

Kasey Woodard
Community Development Division
Secretary

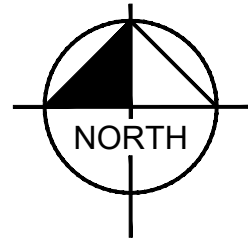
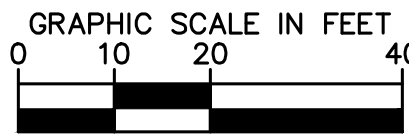
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OVERALL VIEW



ENLARGED VIEW



DISCLAIMER

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SITE LOCATION LEGEND

PROPERTY LINE

IMAGE SOURCE: NEAR MAP
IMAGE DATE: 11/04/2021

PARKING NOTE:

EXISTING STALLS = 965
PROPOSED STALLS = 961
REQUIRED STALLS = 882

THE LOSS OF 4 STALLS WILL NOT BRING THE PARKING LOT TO BE NONCONFORMING.

Kimley»Horn

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SPANISH FORK
ATM ADDITION
FLITE BANKING CENTERS, LLC
187 E 1000 N
SPANISH FORK, UT 84660

DRAFT
PRELIMINARY
PLANS

FOR REVIEW ONLY

REVISIONS	DATE	BY
No.	1	2
DESIGNED BY:	NMM	
DRAWN BY:	NMM	
CHECKED BY:	RG	
DATE:	03/22/2023	
KIMLEY-HORN PROJECT NO.	118420022	

SITE LOCATION

SHEET NUMBER

C1.0

[illegible]

1. DISTURBED AREAS LEFT IDEO FOR FIVE DAYS, AND NOT TO FINAL GRADE, WILL BE ESTABLISHED TO TEMPORARY VEGETATION, MULCH, TEMPORARY VEGETATION OR PERMANENT VEGETATION SHALL BE COMPLETED ON ALL EXPOSED AREAS WITHIN 14 DAYS OF DISTURBANCE. ALL AREAS TO FINAL GRADE WILL BE ESTABLISHED TO PERMANENT VEGETATION UPON COMPLETION.
2. WHEN HAND PLANTING, MULCH (HAY OR STRAW) SHOULD BE UNIFORMLY SPREAD OVER SEEDED AREA WITHIN 24 HOURS OF SEEDING. MULCH SHOULD BE APPLIED TO ALL AREAS TO BE SEEDING. MULCH SHOULD BE APPLIED TO ALL AREAS TO BE SEEDING AND ALL SLOPES STEEPER THAN 2:5.1 AND WITH A HEIGHT OF TEN FEET OR GREATER (DOES NOT APPLY TO RETAINING WALLS) AND CUTS AND FILLS WITHIN BUFFERS, SHALL BE STABILIZED WITH THE APPROPRIATE EROSION CONTROL MEASURES, NOTING THE FOLLOWING:
 - 3. THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO, OR CONCURRENT WITH, LAND-DISTURBING ACTIVITIES.
 - 4. EROSION CONTROL MEASURES SHALL BE MAINTAINED UNTIL OTHERWISE NOTED.
 - 5. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK AND AGREES TO BE RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT RESULT FROM THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND MARK ANY UNDERGROUND UTILITIES PRIOR TO ANY DISTURBANCE TO SUCH UTILITIES UNDER ANY ORDER OR ANY OF ANY DISORDER OR ANY OF ANY DISORDER OR ANY OF ANY DISORDER OR ANY OF ANY DISORDER PRIOR TO PROCEEDING.
 - 6. STOCKPOLED TOPSOIL OR FILL MATERIAL, IS TO BE TREATED SO THE SEDIMENT RUN-OFF WILL NOT CONTAMINATE SURROUNDING AREAS OR ENTER NEARBY STRINGS. STOCK PILE LOCATIONS SHALL BE COORDINATED WITH THE ENGINEER PRIOR TO GRADING ACTIVITIES. EROSION & SEDIMENT CONTROL PRACTICE SHALL BE INSTALLED PRIOR TO STOCKPILE OPERATIONS.
 - 7. CONSTRUCT SILT BARRIERS BEFORE BEGINNING GRADING OPERATIONS.
 - 8. MULCH AND SEED ALL DISTURBED AREAS AS SOON AS POSSIBLE AFTER FINAL GRADING IS COMPLETED (WITHIN 15 DAYS OF ACHIEVED FINAL GRADES) UNLESS OTHERWISE INDICATED. CONTRACTOR SHALL TAKE WHATEVER MEANS NECESSARY TO ESTABLISH PERMANENT VEGETATION SOON AFTER COMPLETION. STEEP SLOPES (GREATER THAN 3:1) SHALL BE STABILIZED WITHIN 7 DAYS OF FINAL GRADING.
 - 9. PROVIDE TEMPORARY CONSTRUCTION ACCESS(ES) AT THE POINT(S) WHERE CONSTRUCTION VEHICLES EXIT THE CONSTRUCTION SITE TO ADJACENT DRIVEWAYS OR SIDEWALKS.
 - 10. DO NOT DISTURB VEGETATION OR REMOVE TREES EXCEPT WHEN NECESSARY FOR GRADING PURPOSE.

1. STRIPING ON ALL CURBS, PAVEMENT, AND TRAFFIC ARROWS SHALL BE PAINTED WHITE.
2. LETTERING "ENTER" AND "EXIT" SHALL BE PAINTED WHITE.
3. CONTRACTOR SHALL MAINTAIN EXISTING DRAINAGE PATTERNS.
4. CONTRACTOR SHALL ENSURE A SMOOTH TRANSITION TO EXISTING GRADES.

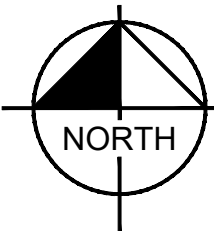
1. HORIZONTAL DIRECTIONAL DRILLING (HDD) OR OTHER TRENCHLESS METHODS AS PROVIDED BY SITE HOST ARE THE PREFERRED METHOD TO INSTALL CONDUIT BENEATH EXISTING PARKING LOTS AND APVED AREAS. CONDUIT SHALL BE INSTALLED AT A MINIMUM DEPTH OF TWO AND ONE-HALF FEET (2.5') OR BELOW THE FREEZE LINE, WHATEVER IS GREATER. THE CONDUIT SHALL BE INSTALLED AT A MINIMUM DEPTH OF TWO AND ONE-HALF FEET (2.5') OR BELOW THE FREEZE LINE, WHATEVER IS GREATER.
2. REMOVED PAVEMENT, CONCRETE AND EXCAVATED MATERIALS UNSUITABLE FOR USE AS BACKFILL SHALL BE DISPOSED OFFSITE.
3. CONDUIT, LANDSCAPING, IRRIGATION AND ALL FEATURES TO THEIR PRECONSTRUCTION CONDITION.
4. ANY UTILITIES, PAVEMENT, IRRIGATION, LANDSCAPING OR OTHER SITE FEATURES DAMAGED DURING CONSTRUCTION SHALL BE REPAIRED TO SITE HOST SPECIFICATION.
5. WHERE LANDSCAPING IS IMPACTED, IT IS THE RESPONSIBILITY OF VENDOR TO REPOSITION OR PROVIDE NEW LANDSCAPING WITHIN THE IMPACTED AREA TO MAINTAIN VISUAL APPEAL AND COMPLIANCE WITH ALL CODE REQUIREMENTS.
6. CONTRACTOR TO FIELD VERIFY ALL STALL DIMENSIONS AND ALL EQUIPMENT LOCATIONS TO ENSURE SUFFICIENT SPACE IS AVAILABLE.
7. CONTRACTOR IS RESPONSIBLE TO LOCATE ALL VERTICAL AND HORIZONTAL UTILITIES PRIOR TO DIRECTIONAL DRILLING, AND ALL ALTERATIONS TO THE PROPOSED CONDUIT ROUTE ARE TO BE COORDINATED WITH THE PROFESSIONAL ENGINEER(S) PRIOR TO CONSTRUCTION.

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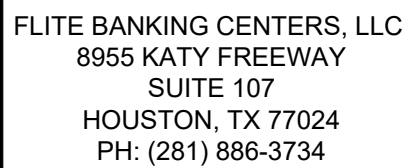
GRAPHIC SCALE IN FEET



A horizontal scale bar with four segments. The first segment (0 to 2.5) is white, the second (2.5 to 5) is black, the third (5 to 7.5) is white, and the fourth (7.5 to 10) is black. The segments are labeled 0, 2.5, 5, and 10 at the top.



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**SPANISH FORK
ATM ADDITION**
FLITE BANKING CENTERS, LLC
187 E 1000N
SPANISH FORK, UT 84660

**DRAFT
PRELIMINARY
PLANS**

FOR REVIEW ONLY

[illegible]

DESIGNED BY: NMM

DRAWN BY: TAW

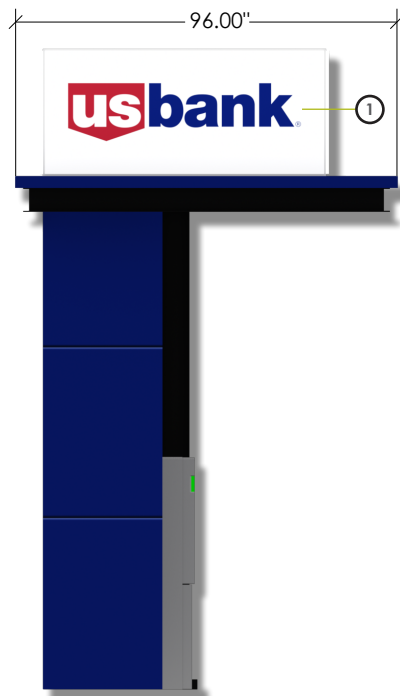
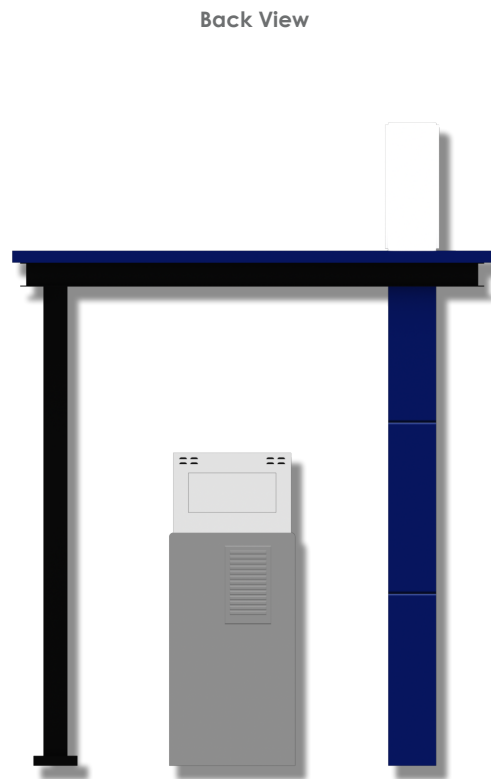
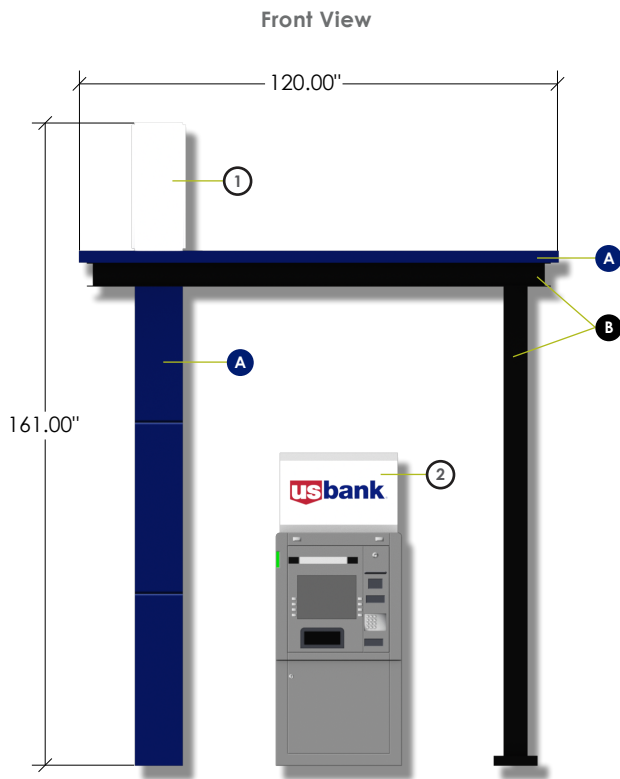
CHECKED BY: NMM

DATE:	03/22/2023
KIMLEY-HORN PROJECT NO. 118420022	

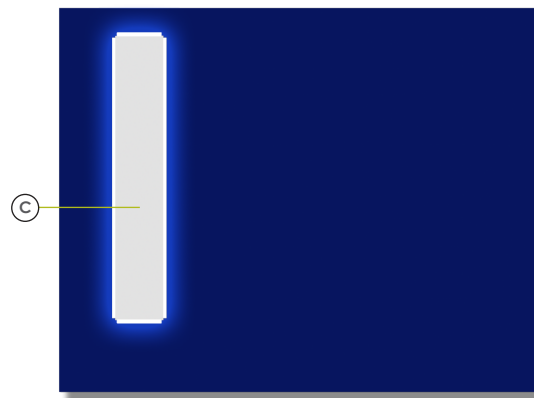
SITE PLAN

SHEET NUMBER

C2.0



Side View



Top View



Perspective

US Bank	
UNIT: 6072.04	ATM: DN 490
Graphic Information	
① 4 Sided Backlit Cube ② 3073.57 Topper	
Paint Information	
PMS Color	Finish Type
A Blue 2748 C	Stipple Finish
B Black	Stipple Finish
C White	Stipple Finish
	
Revision #	6
Rendered by Casey Allred	09/02/2021



