

**Adopted Minutes**  
**Spanish Fork City Development Review Committee**  
**January 23, 2008**

The meeting was called to order at 9:57 by Dave Anderson.

Staff members present: Marvin Banks, Dave Oyler, Richard Nielsen, Chris Thompson, Dave Anderson, Junior Baker, Shawn Beecher, Dave Munson, Ryan Baum, Dee Rosenbaum, Ryan Baum, Doug Shorts and Shawn Jorgenson

Citizens present: Greg Magelby, Tony Powell

**DRC Business**

Preston Naylor, Kelly Property Annexation

Mr. Anderson brought up Preston Naylor, who has requested that we vacate the street between Old Depot and the Kelly Annexation.

**Power Substation**

Mr. Anderson brought up Mr. Davis, who is trying to sell the City property for a substation on 2550 East. According to Mr. Davis, they need to change how it's financed by the end of the month and if the City wants to purchase it we need to let them know shortly. Current price is roughly \$145-150,000 per acre.

Mr. Nielsen proposed building a street to access a lot behind the main one on 2550 East.

Mr. Thompson said that they would want to develop on both sides of the street.

Mr. Oyler supported building a road but was concerned about it being too close to an existing home.

Mr. Anderson said his concerns were alleviated because you could build a substation on the proposed property and still develop the neighboring property.

Mr. Davis is willing to sell part of the land, and we would need three acres for substation.

Mr. Oyler asked if it could be sold for appraised value.

Mr. Nielsen asked what the size of the lot was, Mr. Beecher answered six acres.

Doug Shorts asked Mr. Baker if the house had to be bought, he answered no.

Mr. Jorgenson asked which side he would be willing to sell and pointed out that the back half would be landlocked. Mr. Oyler proposed we find the ideal location and condemn it.

Mr. Anderson proposed condemning an area where we could fit both substation and fire station.

Mr. Oyler proposed getting an appraisal of the land to get a better price.

The Committee discussed location of power lines and the best location for fire coverage as being on the corner of the street south of the proposed area. The topic of Mr. Davis' bond was discussed.

### **Place on 9<sup>th</sup>**

Mr. Anderson brought up Merrill Bingham proposing infill development projects that Provo allows. The example he gave was from 300 North 900 West in Provo. Mr. Anderson related it to the proposed change of the MPD ordinance in R-1-6 and R-3 to lower minimum lot size. He said infill developments would be more attractive than flag lots that are legal under the current MPD ordinance.

Mr. Baker asked about access including how to get a fire truck into the interior.

Mr. Anderson proposed going to the site in Provo and looking at it.

Mr. Baker asked about utilities.

The Committee discussed current examples of flag lots in Spanish Fork.

### **Changes to title 15**

Mr. Anderson proposed changes to private street issues currently in title 15.

Mr. Oyler said he doesn't want things delayed because of these issues and wants more study time for them.

### **Local Streets**

Mr. Anderson began a presentation on local streets. He listed resources on residential street design. He listed principles of street layout including safety, efficiency, livability and economy. He listed types of traffic flow; free, slow and yield. Said free flow has been the goal of Spanish Fork City in all situations. He pointed out that local streets with free flow traffic are less safe. Addressed concerns about emergency vehicle access and said that street connectivity is more important than width.

Mr. Banks mentioned how you would be less able to clear out an area and set up the various emergency vehicles in a smaller street.

Mr. Anderson presented the example of Longmont, Colorado which shows that as streets become wider accidents become more frequent and more severe. Mr. Banks mentioned that Mr. Anderson is giving the best case scenario and asked for the worst.

Mr. Oyler told him to get some numbers to back up his argument.

Mr. Banks asked for numbers more like Spanish Fork.

Mr. Rosenbaum asked if the study only focused on residential, which Mr. Anderson answered in the affirmative.

Mr. Powell mentioned that it's easier to sell homes on narrower streets.

Mr. Anderson presented construction costs of wider streets versus narrower. Mr. Banks said that you will gain more roads which will cost more.

Mr. Powell mentioned more houses on more roads. Mr. Banks said accidents go up because you have more people on more streets.

Mr. Anderson mentioned making more responders, building more substations, to deal with more accidents. He listed local streets as up to 26 feet and not considering 36 until you start building collectors. He also listed ITE recommendations. Mr. Anderson showed roads of Springville with new narrower plans and how they haven't had problems with fire trucks or snow plowing.

Mr. Nielsen said it's not a problem for anyone but the snow plow driver. Mr. Oyler again said that Mr. Anderson has information and if Mr. Banks and Mr. Nielsen want to back up their positions they should get some studies.

Mr. Baum said Orem's narrower streets have caused parking problems for fire trucks.

Mr. Oyler said that there is no perfect answer and we need to weigh all these factors together and cited the credibility of the studies cited by Anderson.

Mr. Anderson cited Saratoga Springs and their lack of problems fixing waterlines and with fire response. Mr. Anderson proposed a plan for new streets and talked about balance.

Mr. Rosenbaum asked what he feels is unnecessary and Mr. Anderson answered the parking restriction.

Mr. Oyler asked what the others have to support wider streets. He mentioned doing a traffic study.

Mr. Jorgenson mentioned utilities that Spanish Fork has that other towns don't.

Mr. Magelby said it brings in a density factor where more houses pay for more streets.

Mr. Nielsen proposed a variance for making narrow streets for special situations instead of changing the title.

Mr. Rosenbaum mentioned the 34-foot street in Quail Hollow with parking on the side that slows him down.

Mr. Magelby mentioned how narrower roads make nicer communities with slower traffic and more houses.

Mr. Anderson asked about making a recommendation to the City Council. Mr. Anderson made a motion to continue, Mr. Nielsen seconded, all in favor.

Mr. Banks motioned to adjourn, Mr. Anderson seconded, all in favor.

**Adopted: February 13, 2008**

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Dave Munson, Planning Intern