

Adopted Minutes
Spanish Fork City Development Review Committee
40 South Main Street
Spanish Fork, Utah
February 8, 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; Michael Clark, Assistant City Engineer; Marcie Clark, Department Development Secretary; Jered Johnson, Engineering Division Manager; Zach Hendrickson, Outside Plant Manager; Jake Theurer, Power and Light Superintendent; Dale Robinson, Parks and Recreation Director; Bart Morrill, Parks Maintenance Supervisor; Jason Turner, Fire Marshall; Kasey Woodard, Division Secretary.

Citizens Present: none.

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

MINUTES

January 4, 2023

January 11, 2023

January 25, 2023

Dave Anderson moved to approve the minutes of January 4, January 11, and January 25, 2023.

Jered Johnson seconded and the motion passed all in favor.

SITE PLAN

CENTER STREET TRAFFIC SIGNAL

Dillon Muirbrook gave a short explanation of the project. He stated they are currently at 90% completion. The project includes putting in a traffic signal and widening on the north leg of the intersection to allow for a south bound 3-lane configuration. He stated this plan does show improvements that will be made to the east corners (north east and south east) to allow for ADA compliance. He stated they are redrawing the plans to omit the north east corner design and may elect to build a revised pedestrian ramp. He stated the south east corner will also feature that same configuration with retaining walls due to the grading issues located on that corner.

Vaughn Pickell asked if there will be ADA crossings at each corner of the intersection and it was stated yes there will be a pedestrian ramp at each corner.

There was a short discussion regarding ADA rules and what is and isn't required and the possibility of rebuilding the sidewalks to match the grade of the pedestrian ramps. It was stated stairs are optional.

Brandon Snyder asked what type of landscaping will be installed and Dillon Muirbrook stated it will be up to the property owner as it is up to them to maintain it. Xeriscaping was discussed as a viable option. The DRC felt that the City should finalize the landscaping plans after a review with the Parks and Recreation Department.

Chris Thompson feels this is the only thing that is missing from the presented plan.

Bart Morrill in Parks and Recreation suggested red rose bushes for the southwest corner, as they tend to do well in that environment.

Seth Perrins asked when this is slated to be completed and Dillon Muirbrook stated construction will hopefully be completed before the start of school in the fall. Seth Perrins stated there is the Children's Parade that takes place on this street Saturday, July 22nd, that the construction needs to be sensitive of.

There was a short discussion regarding the construction timeline and that construction will need to cease during Spanish Fork City Fiesta Days.

There was further discussion regarding the ADA requirements and Vaughn Pickell asked Ana Burgi to look into ADA grade compliance. Vaughn Pickell stated one of the rules of compliance is that if you improve the curb, you must include mobility access for ADA compliance.

Jered Johnson stated that the majority of Spanish Fork was built flat, so to build the slopes to comply with ADA compliance isn't difficult.

John Little asked if there is anything that can be done to address the issue of grading. During the winter months cars slide into the ditch on the northwest corner. Dillon Muirbrook stated the ditch will be removed and replaced with a simple deep curb and gutter and that the right turn lane will be widened. He also stated UTA's bus route will be moved from 800 East, and cars will have ample room and not have to drive closer to the curb to get around cars driving straight.

Jered Johnson moved to approve the proposed Center Street Traffic Signal Site Plan based on the following conditions:

Conditions:

1. That the applicant finalizes the landscaping plan and has it approved by the Parks and Recreation Department.
2. That the Engineering Department investigates and redesigns the northeast corner to comply with applicable ADA requirements.

Vaughn Pickell seconded and the motion passed all in favor.

DISCUSSION

ANNEXATION FEASIBILITY STUDY

Dave Anderson stated Kimberly Brenneman sent out questions and collected answers regarding a proposed annexation and hopes to have a conversation today about possibly updating some of the verbiage and reviewing the responses that were collected from the study.

Vaughn Pickell indicated concern about leaving unincorporated islands and peninsulas.

Dave Anderson stated the verbiage in section C will need to be adjusted. Kimberly Brenneman stated she will address the language.

Dave Anderson stated this is what Springville City has consented to. He stated the parcels being considered for annexation into Spanish Fork City are currently within the Springville City Annexation Policy Plan.

It was stated the zoning for the property being considered is for I-1 Light industrial zoning. It was also stated that this area is not being zoned for residential uses due to the rapidly increasing industrialization of the area and because it is near the end of the airport runway.

Dave Anderson stated that all city utilities are available in 3800 north, and there are currently no city utilities north of 3800 north.

It was asked if there could be more clarifying language regarding the power questions and what constitutes a "small user".

Jake Theurer was also asked to clarify the language regarding the lead time on power being provided to the annexation area. It was stated 2-3 years is what the lead time would be and the language was adjusted.

It was stated there was no known pioneering agreement for the area.

Additional language was requested to be added regarding the potential for conflict with Rocky Mountain Power lines crossing SR-77 .

It was stated there are no sewer needs in the annexation until the area is developed.

There was a discussion about the need to loop water lines in the area.

It was stated there were no responses regarding the natural gas questions posed in the feasibility study. Dave Anderson stated he will contact Brad Sears.

Jason Turner stated due to the increasing industrial development north of the airport, he stated there is a need for a fire station to maintain low response times.

It was stated there were no responses from the police department as there were no needs for the annexation policy until the area develops.

Bart Morrill stated there should be land dedicated for trails and for a trail to and along Utah Lake.

It was stated Jordan Hales in accounting has not yet provided a cost estimate as of today due to there not being any previous information available and he will be researching all the information needed for the study.

Jered Johnson moved to adjourn the meeting at 11:30 a.m.

Adopted: February 15, 2023

Kasey Woodard
Community Development Division Secretary