

Adopted Minutes
Spanish Fork City Development Review Committee
40 South Main Street
February 22, 2023

Staff Members Present: Chris Thompson, Public Works Director; Dave Anderson, Community Development Director; Kimberly Brenneman, Development Coordination Manager; Vaughn Pickell, City Attorney; Ana Burgi, Assistant City Attorney; 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; Tom Cooper, Power and Light Senior Utility Planner; 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

February 15, 2023

Ana Burgi **moved** to approve the minutes of February 15, 2023.

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

SITE PLAN

630 WEST CENTER STREET IMPROVEMENTS

Byron Haslam, Senior Engineer, gave a brief presentation explaining that the City is planning to widen the street to the west in front of SFCN to make it into a 5-lane road. He stated there will also be a new water line added, new landscaping will be built with the construction of the new SFCN building and adding a traffic signal on Center Street.

Jake Theurer asked if the power box would be relocated. Byron Haslam stated they are following the high school's design and leaving the power box in place.

There was discussion about where the trails and cross walks should be placed with the design and the ramp on the southeast corner was brought into question as it appears too far to the south.

Dave Anderson **moved** to approve the proposed 630 West Center Street Improvements Site Plan.

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

800 NORTH 400 EAST TRAFFIC SIGNAL

Dillon Muirbrook, Traffic Engineer, gave a brief description about the project. The City will be adding a signal at 800 North 400 East. The project also involves widening the north road to provide a dedicated right lane. He stated the City has also decided to do split phasing traffic movements.

Jered Johnson **moved** to approve the proposed 800 North 400 East Traffic Signal Site Plan.

Ana Burgi **seconded** and the motion **passed** all in favor.

SPANISH FORK BUILDING AND GROUNDS SHOP

Josh Robinson, Engineering Designer, gave a brief description about the proposed facility shop to be located at the Spanish Fork City Fairgrounds. He stated he is working with Bart Morrill on the landscaping.

It was stated this is planned to be built as soon as possible.

Jake Theurer **moved** to approve the proposed Spanish Fork Building and Grounds Shop Site Plan.

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

DISCUSSION

PARKING

Dave Anderson stated he would like to postpone until Seth Perrins, City Manager, can be in attendance.

ANNEXATION

Dave Anderson briefly mentioned the status of the GWC 320 Annexation. Kim Brenneman stated the City is looking to expand the policy boundary for the proposed GWC 320 Annexation and potentially add more properties into the annexation. She stated she has made ground with the surrounding property owners to the proposed Miner Annexation. She is hoping to obtain a firm written answer soon whether they are in favor or not of joining the annexation.

Dave Anderson discussed the City's potential for helping to put together the required annexation plats if the proposals expand beyond what was originally proposed by the applicants. There was a brief discussion regarding annexations and it was stated Kimberly Brenneman should coordinate with Travis Warren, City Surveyor, to get the plat put together.

There was further discussion regarding the Miner Annexation area and that Mapleton is the current first responder to that area, but it was stated the Spanish Fork City Boundary is closer and can have faster response times to service the area and how it is a bigger benefit to the area to be annexed into the Spanish Fork City service area rather than Mapleton.

OTHER PROJECTS

CULVER'S

Dave Anderson feels it is a really bad practice to place a trail adjacent to a highway, and he stated UDOT is planning to place a trail next to Highway 6.

There was a discussion about the safety concerns with placing a walking trail that close to a higher speed road and that it just isn't comfortable for the residents to utilize. It was discussed that a trail being placed near a highway is not a very good look in general.

Dave Anderson stated he would like to explore options for fencing along the trail to separate the trail away from the highway.

LELAND AGRICULTURE PROTECTION AREA

Dave Anderson stated he is unsure of the progress with Utah County. He stated the City has requested that there be areas excluded from the proposed Leland Agriculture Protection Area. He stated Utah County has requested a legal description of what the City would like to have excluded.

Michael Clark asked if the agricultural protection area extends over I-15 and if UDOT will need to sign as well. It was stated that only a certain percent of the area is needed to sign.

It was stated this was needing to be completed by the end of the month.

ARROWHEAD SUBDIVISION

Dave Anderson stated the phases will be reviewed by the DRC soon. It was discussed that the environmental work is nearing completion. There was general discussion regarding utilities and a future road connection to Quail Run Road.

COBALT SUBDIVISION & WYNDSONG

Dave Anderson stated these projects were placed on the DRC but they were removed as their plans do not line up.

Michael Clark stated Cobalt's plans as of today, show all their utilities and the road on Wyndsong's side. He stated the City cannot approve a plan that is unbuildable.

It was stated that Wyndsong can stand alone as all the utilities and the road are on their side

Chris Thompson stated Cobalt cannot be approved until Wyndsong is bonded and the final plat is approved.

Dave Anderson stated until Cobalt can get the easements that are needed, they cannot move forward.

EAGLE HAVEN SUBDIVISION

There was discussion regarding the curbing along lots 1 and 20 and whether the curve will be straightened out.

Dave Anderson stated he would like this to be placed on an agenda as soon as possible.

Vaughn Pickell stated that this design exceeds the maximum density. A text amendment will be required. The City will begin the process to amend City Code.

OKELBERRY TRUCKING PHASE 3

Kimberly Brenneman listed a few of the remaining items that have yet to be completed which include a clean-up of phase 2, including tires, pallets and a dumpster removal, finishing asphalt and parking. She stated these are all things the City has not been given money for. She stated there was a deposit made for 300+ shrubs and trees, additional square footage of rock, and planter area improvements. She stated this deposit was posted in July 2022, and the applicant has provided a cost estimate for the shared access road, and this cost was paid in July of 2022 as well.

Dave Anderson stated he would like Seth Perrins to be involved in this discussion. He does not feel this remaining landscaping will be completed if the bond is returned to the applicant.

Jered Johnson stated he has a meeting with Cory Pierce tomorrow and will discuss what his intended plan is.

Ana Burgi moved to adjourn the meeting at 11:00 a.m.

Adopted: March 15, 2023

Kasey Woodard
Community Development Division Secretary