

Adopted Minutes
Spanish Fork City Development Review Committee
80 South Main Street
Spanish Fork, Utah
November 1, 2023

Staff Members Present: **Chris Thompson**, Public Works Director; **Seth Perrins**, City Manager; **Dave Anderson**, Community Development Director; **Brandon Snyder**, Senior Planner; **Mary Martin**, Associate Planner; **Kimberly Brenneman**, Development Coordination Manager; **Vaughn Pickell**, City Attorney; **Ana Burgi**, Assistant City Attorney; **John Little**, Chief Building Official; **Byron Haslam**, Senior Engineer; **Kevin Taylor**, Senior Power Utility Planner; **Marcie Clark**, Department Development Secretary; **Bart Morrill**, Parks Maintenance Supervisor; **Jason Turner**, Fire Marshall; **Kasey Woodard**, Division Secretary.

Citizens Present: Matt Brown, Larvin Pollock, Tyler Illegible.

Chris Thompson called the meeting to order at 10:15 a.m.

MINUTES

October 11, 2023

Dave Anderson **moved** to approve the minutes of October 11, 2023.

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

FINAL PLAT

EAGLE HAVEN SUBDIVISION PLAT B

Brandon Snyder stated this is a straight forward request and this is the next phase in the subdivision. He stated the applicant is currently working on the remaining redlines and conditions of approval from the Preliminary Plat approval.

Byron Haslam had no additional comments and stated that Brandon Snyder covered the remaining items. He stated at a previous DRC meeting, they requested the house lot be placed on the remaining parcel and combined into one lot. He stated that today it is showing as its own parcel.

Chris Thompson asked if this is included in the redlines or if it needs to be included in the motion today?

Brandon Snyder stated he was confused and thought it was discussed that the City wanted the right of way utility easement through lot 28 which would split the lots. He stated the City also wanted a notice of development obligation recorded on it as well.

Seth Perrins stated that whatever was discussed was included in the motion that the City Council gave and that motion provided direction. He felt that it was very clear so he recommended referring to that motion. He then asked if Vaughn Pickell felt this would be sufficient.

Vaughn Pickell agreed that this would be sufficient and stated that the third motion should accurately reflect what was discussed today.

Chris Thompson asked if Vaughn Pickell would make the motion.

Matt Brown requested that the conditions of approval be sent to him after the DRC.

Brandon Snyder stated they will be sent over once they have been approved.

Vaughn Pickell **moved** to approve the proposed Eagle Haven Subdivision Plat B Final Plat 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 address any red-lines.
3. That the applicant address any outstanding Preliminary Plat conditions of approval.

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

WESTRIDGE BUSINESS PARK - CONDO PLAT

Brandon Snyder stated Larvin Pollock was present to represent the proposal. He stated this is an existing subdivision plat that has been recorded, with the larger of the two lots being divided to allow for development of condominiums units.

There were no additional comments.

Dave Anderson **moved** to approve the proposed Westridge Business Park - Condo Plat Final Plat 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 address the redline comments.

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

SITE PLAN

WESTRIDGE BUSINESS PARK

Brandon Snyder provided a brief description of the Site Plan and stated this covers two lots. He stated the applicant is looking for approval for both lots. He asked if there are any concerns with the access and utilities as it is proposed with the phasing plan and stated he has no concerns.

Chris Thompson asked Byron Haslam if they still have a bridge over Dry Creek?

Byron Haslam stated no, with the access from UDOT on SR-77 the bridge is no longer needed. He stated it is just utilities crossing under Dry Creek now.

There was a brief discussion regarding the access point and if the future shared access agreement was signed and it was stated there is a future shared access easement that is being recorded today.

Brandon Snyder asked Larven Pollock if he knows the timeline for when phase one will begin and Larvin stated it will be started right away.

Chris Thomspson asked Larvin Pollock if he was aware of how expensive the Pioneering Agreement was and he stated yes, he is aware of the cost.

Dave Anderson asked if there is a timeline for when the improvements for the Dry Creek/SR-77 connection will be opened.

Chris Thompson stated there was a recent meeting and safety concerns were expressed of there only being two lanes. He discussed the concerns regarding the conflicts they are seeing between the larger vehicles, and the vehicles traveling at higher speeds and coming around the corner to stopped vehicles. He stated things were worked through and it was stated a length of road will need to be closed at one point, and they are projecting the timeline of May. He stated they will not close the road until April of 2024.

There was discussion on the opening of the transfer station and it was stated that it will be opened to City garbage trucks at first, then the rest will be opened to the public traffic in May of 2024.

Seth Perrins asked if the connection will not be opened by UDOT for safety concerns?

Chris Thomspson stated it was UDOT structural that made the decision to not open till May of 2024 to clear up the legitimate safety concerns.

Seth Perrins is not happy as they have already made commitments and he was not aware of this plan for a soft opening.

Chris Thomspson stated he feels this will be an easy transition and should not cause too much of a strain and the drivers can be re-trained easily.

There was discussion about retraining commercial vehicles to use this passageway and it was stated that it could be a condition of employment.

Chris Thompson stated the message that he returns to UDOT, will only provide the City with about a week and a half before the road closes.

Seth Perrins feels that Chris's suggestion of a soft opening solves a lot of the problems if it is done correctly.

Seth Perrins asked if the applicants should assume this will be a right-in right-out access and Chris Thomspson stated this will be a UDOT decision.

Dave Anderson **moved** to approve the proposed Westridge Business Park 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.

Bart Morrill **seconded** and the motion **passed** all in favor.

ZONE CHANGE

RECREATION CENTER

Mary Martin stated this area is currently zoned Residential Office and will be rezoned to Public Facilities to ensure the future use and zoning work together. She stated the current zoning does allow for this proposed use but the rezone would be a better fit within the Public Facilities zone.

Vaughn Pickell asked what the use would be that would fit within the current Public Facilities zone?

Brandon Snyder stated current uses allow for Municipal Facilities to be built.

Dave Anderson stated this is an administrative effort to keep the City's mapping system and zoning districts appropriately identified on the map and they are most representative of the actual use of the property. He stated this is not being proposed now as a necessary step for the City being able to move forward and build their facility.

Vaughn Pickell **moved** to recommend the approval of the proposed Recreation Center Zone Change to City Council based on the following finding and conditions:

Findings:

1. That the current zoning permits municipal facilities, but the proposed use better aligns with the intent of the Public Facilities zone to provide governmental services to the community and contribute to the community's enrichment.
2. That the General Plan designation will be updated with the 2024 comprehensive update to the plan.

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

Seth Perrins moved to adjourn the meeting at 10:40 a.m.

Adopted: November 15, 2023

Kasey Woodard
Community Development Division
Secretary