

Adopted Minutes
Spanish Fork City Development Review Committee
80 South Main Street
Spanish Fork, Utah
December 13, 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; **Marcie Clark**, Department Development Secretary; **Jered Johnson**, Engineering Division Manager; **Kevin Taylor**, Senior Power Utility Planner; **Jake Theurer**, Power and Light Superintendent; **Dale Robinson**, Parks and Recreation Director; **Bart Morrill**, Parks Maintenance Supervisor; **Kasey Woodard**, Division Secretary.

Citizens Present: Craig Jacobson, Cody Brazell, Devin Lujan, Andrea Diamond, Natalie Taylor, Bryce Taylor, Mike Ford, Larry Christensen, Andrew Borischweiler, Scott Thorsen, Taylor Butterfield, Kaylee Butterfield, Clayton R.

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

MINUTES

DECEMBER 6, 2023

Seth Perrins **moved** to approve the minutes of December 6, 2023.

Jered Johnson **seconded** and the motion **passed** all in favor.

FINAL PLAT REAPPROVAL

CANYON VIEW MEADOWS PLAT B

Brandon Snyder stated this is reapproval for 21 lots. He stated there are no additional concerns.

Chris Thompson asked if there was a Preliminary Plat approved and it was stated that yes there is an approved Preliminary Plat.

Ana Burgi asked if the 2 years have passed and it was stated that final plats are valid for 1 year and the applicable Preliminary Plat was approved the previous night at the City Council meeting.

Jered Johnson stated there are no engineering concerns as long as redlines are addressed.

Jered Johnson **moved** to approve the proposed Canyon View Meadows Plat B Final Plat Reapproval based on the following finding and conditions:

Finding:

1. That the proposal conforms to the City's General Plan Designation and Zoning Map.

Conditions:

1. That the applicant meets the City's Development and Construction Standards, zoning requirements, and other applicable City ordinances.
2. That the applicant addresses any red-lines.
3. That the applicant addresses any outstanding Preliminary Plat red-lines and conditions of approval.

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

FINAL PLAT

CANYON VIEW MEADOWS PLAT C

Brandon Snyder stated this is for the same development. He stated there are no concerns.

Jered Johnson stated there are no engineering concerns but restated that redlines need to be addressed.

Jake Theurer stated there are no power concerns.

Seth Perrins asked if the developer has had any discussions with Rocky Mountain Power and Criag Jacobsen stated he is unaware of any discussions at this time.

Jake Theurer **moved** to approve the proposed Canyon View Meadows Plat C Final Plat based on the following finding and conditions:

Finding:

1. That the proposal conforms to the City's General Plan Designation and Zoning Map.

Conditions:

1. That the applicant meets the City's Development and Construction Standards, zoning requirements, and other applicable City ordinances.
2. That the applicant addresses any red-lines.
3. That the applicant addresses any outstanding Preliminary Plat red-lines and conditions of approval

Jered Johnson **seconded** and the motion **passed** all in favor.

CANYON VIEW MEADOWS PLAT D

Chris Thompson asked if there is any discussion that needs to take place and there were no comments.

Jake Theurer **moved** to approve the proposed Canyon View Meadows Plat D Final Plat based on the following finding and conditions:

Finding:

1. That the proposal conforms to the City's General Plan Designation and Zoning Map.

Conditions:

1. That the applicant meets the City's Development and Construction Standards, zoning requirements, and other applicable City ordinances.
2. That the applicant addresses any red-lines.
3. That the applicant addresses any outstanding Preliminary Plat red-lines and conditions of approval.

Jered Johnson **seconded** and the motion **passed** all in favor.

SITE PLAN

CANYON CREEK PHASE 9 LOT 5

Mary Martin stated this was previously discussed with the DRC and stated there has been some improvements to the building elevations.

There were no other comments.

Seth Perrins **moved** to approve the proposed Canyon Creek Phase 9 Lot 5 Site Plan based on the following finding and conditions:

Finding:

1. That the proposal conforms to the City's General Plan Designation and Zoning Map.

Conditions:

1. That the applicant meets the City's Development and Construction Standards, zoning requirements, and other applicable City ordinances.
2. That the applicant addresses any red-lines.

Jered Johnson **seconded** and the motion **passed** all in favor.

CREATIVE SIGNS AMENDMENT

Brandon Snyder stated the next three items are related. He stated that currently the manufacturing of concrete requires a zone change from I-1 Light Industrial to I-2 Medium Industrial and a conditional use permit to be approved by the Planning Commission. He then discussed some of the proposed changes to the current Creative Signs site. He then discussed the proposed trash enclosure and storage area that are featured in two different options. He then discussed the potential zone change for the new Denali concrete site location. He invited the applicant up to speak more about the proposal.

Seth Perrins asked if this proposal is featuring two site options to see which option works best and it was confirmed this is the intent with the proposal.

Bryce Taylor spoke briefly about the two proposed options and stated their goal is to get started as soon as possible.

Chris Thompson asked what the nature of the business is and it was stated that it is gravel storage and storage of mixed concrete. Chris Thomson asked if this is more of an outdoor

storage business and less manufacturing and it was stated that this business use could potentially fit in either zone but that I-2 Medium Industrial would be a better fit.

Jered Johnson stated the applicant would need to apply for a site plan but has no other comments.

There was a brief discussion on whether the concrete is mixed on site and it was stated that no concrete is mixed on site. It is the storage of the materials for the concrete but they mix the concrete at the job sites.

Dave Anderson discussed doing a conditional use permit and requested that the applicant provide a better site plan for the Denali 300 west location.

The applicant stated there will not be much stored at the 300 West location and does not know how much more detail can be provided on a site plan.

Dave Anderson stated that the City will want to see utilities brought to the site and the drive approach improved to manage the traffic coming on and off 300 west. He just wants to ensure that the City and applicant are on the same page with what is to be expected.

Jered Johnson stated the water meter needs to be shown on the site plan and Byron Haslam stated there will need to be 250 feet from the railroad to the access point illustrated on the site plan as well.

The applicant stated they are ready today and requested to move forward with a zone change.

Dave Anderson stated the sooner the applicant submits the site plan things can move forward. He wants to make sure things are done correctly. He recommends not moving forward on the zone change today until the site plan is submitted.

The applicant agrees with Dave Anderson and prefers to move forward the right way and Dave Anderson suggested not acting on the zone changes until a site plan can be reviewed.

Vaughn Pickell asked to recap what is being discussed and stated there will be no site plan amendment or zone change pursued on 200 east, but there will be a zone change for 300 west from I-1 Light Industrial to I-2 Medium Industrial, then a recommendation of approval for the site plan when it is received, and a Conditional use Permit that could run concurrently with the zone change.

Chris Thompson stated these will come later after the site plan application has been submitted.

Ana Burgi asked what will be done with the original site plan that was previously approved and it was stated there will not need to be any changes made.

Bryce Taylor discussed the previously approved site plan from June of 2021 and gave the few minor improvements that could change.

Dave Anderson suggested allowing the Denali Concrete business to run its course and when they have moved on, the City will ensure the Creative Signs site plan meets the City's requirements. He suggested shelving the conversation until further notice.

Vaughn Pickell suggested continuing the Creative Signs Amendment today, and then potentially asking the applicant to withdraw the zone change applications or he recommended denying them since they are not necessarily needed and Dave Anderson stated that he would like to see the site plan before any motions are made and recommends continuing all three items.

Vaughn Pickell **moved** to Continue the proposed Creative Signs Amendment Site Plan.

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

ZONE CHANGE

CREATIVE SIGNS

Vaughn Pickell **moved** to Continue the proposed Creative Signs Zone Change.

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

DENALI CONCRETE

Vaughn Pickell **moved** to Continue the proposed Denali Concrete Zone Change.

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

CONCEPT REVIEW

STOCKMAN FLATS

Brandon Snyder stated this concept is straightforward and stated this is a use the City has been anticipating.

Dave Anderson stated the City is working to add the Stockman Flats area into the Inland Port Authority project. He stated the City has envisioned this type of project for this area for a while and stated the City is excited for this development. He stated the City Council was happy to annex this property to the City. He feels this is a simple layout that works well and serves a good purpose for the community.

Seth Perrins stated this is a concept review and the committee is not looking too deep into details at this time, but stated that he will be looking to the Engineering department for the layout of utilities and roads to ensure they work well.

Clayton R. stated this design is due to land ownership and property lines and stated they are trying to align the street on the south as best they can.

Seth Perrins asked how the applicants are planning to deal with the wetlands and the applicants stated they have placed them on the map for reference but stated they are working with GWC to have them delineated.

Seth Perrins stated it is important to the City that the developer works harmoniously to make full use of the land. He stated the City Council will be very interested in this concept.

Dave Anderson stated the City had spoken with the applicants a few weeks ago regarding getting a plat approved and he stated this is not very far out.

Clayton R. asked if there is any idea on the timing of getting power to the site and he stated he understands that this is a concept and still far out but questions if there is any timeline yet and Jake Theurer stated there is not a current timeline for bringing power to this area. The applicant stated they are hoping to get power locked into the site no later than June of 2025. Jake Theurer stated this is currently under study and feels there can be more answers in 1-2 months when the study has been completed.

The applicant asked if the City has any idea on substation and the timelines on getting one and Jake Theurer stated the City is currently on the waiting list for substations but is unsure if there will be one by the time this project will be underway. But he stated there is power

in the area, located across the street and feels things will work out and will depend on the supply chain.

There was further discussion on the timeline of the construction of the buildings and power infrastructure. Jake Theurer feels confident there will be ample power in the area and if needed a substation can be built.

Clayton R. stated they are willing to coordinate with GWC and Jake Theurer stated that will be very specific and stated this could work.

Dave Anderson stated he looks forward to seeing the applicants again soon.

Brandon Snyder displayed the building elevations and Chris Thompson stated these illustrations look great.

WHEELER CONSTRUCTION

Dave Anderson feels this is the most exciting project proposal the City has seen in a while.

Brandon Snyder briefly discussed the proposed site plan.

Devin Lujan stated she has a few questions regarding the redline comments that were given on the review. She inquired about a 6-foot wall requirement along the road frontage and Brandon Snyder stated this would not be required. She then asked the timing of approval with the underground power lines. Jake Theurer stated the only time frame issue will be regarding transformers for the building. He suggested the applicant submit soon so the City can get them on order.

Seth Perrins stated he does not love that the site must narrow down to the east and asked the power department if this must happen and Jake Theurer stated the power lines will be going away and the substation site line is located behind the sidewalk. He stated they were going to relocate the planter boxes. Seth Perrins thinks the intersection needs to be wider than it is today.

There was a brief discussion about the property owners to the north and it was stated they may not be a willing participant with the changes being proposed for the intersection.

Jake Theurer stated that significant expansions will be taking place in this area very soon. He then discussed some of the changes that will be taking place.

Devin Lujan asked about the timing and process as they were unable to find this information on the City website and Dave Anderson stated this is very easy and discussed the application process and stated the review periods are about 14 days. He instructed the applicants to reach out to the Community Development department for any questions related to the application process.

Seth Perrin inquired about the road to the west and it was stated this is a shared private drive and the applicant stated they are unaware if this road is half on their property and half of the neighboring property and stated they will send their surveyor out again and if a shared access easement is needed, they will obtain one.

The applicant stated their last question is regarding storm water and stated there are no places to tie in and ask how the City would like them to address this and Jered Johnson stated this will be tricky and they will work with the applicant to solve this. The applicant stated they are planning to retain water on site.

BUTTERFIELD INFILL OVERLAY

Dave Anderson stated that he is in favor of the newly submitted concept.

Kaylee Butterfield stated they made the change to a rear load entry like the City suggested.

Dave Anderson commented that the setbacks may need to be addressed as it was measured from the curb and it should be measured from the property line. He feels this area of the community can use this update.

Vaughn Pickell stated this layout works well.

Kaylee Butterfield inquired about the code requirement for the north cinder block fence and they are requesting to not incur this expense and it was suggested this can be a text amendment to the code.

There was a brief discussion regarding the fencing along the north property line and Vaughn Pickell stated that if there is a concrete wall built it will create a no man's land between the fences on the property line and Dave Anderson stated he did not think about this and stated this will need to be discussed. There was further discussion regarding Title 15 and landscaping and buffering walls.

Taylor Butterfield asked if there will need to be 2 more sewer lines added and Jered Johnson stated that each unit will need its own sewer line.

It was stated the applicants will need to apply for a zone text amendment and it was stated the process may take 2-3 months.

HOME INNOVATIONS WAREHOUSE REDESIGN

The applicant left before the proposal could be discussed with the City staff.

Dave Anderson stated staff can have a brief discussion while they are there.

Brandon Snyder discussed the proposed redesign to the existing site.

Byron Haslam stated that engineering is on board with the design.

Dave Anderson is also in favor of this redesign. He stated the property is currently on a septic tank and well as of today and asked about the timing of the connections to City utilities.

Jered Johnson stated that the water connection will be simple, but the sewer will be trickier.

It was stated the site has a functional septic tank, and if this was new construction it would be required to connect to the sewer, but since this is an existing site with a functional septic tank it may be optional at this time.

Byron Haslam stated he thinks the applicants would like to connect to the City's sewer.

There were no other comments and it was decided to adjourn since the applicant was no longer present.

Seth Perrins moved to adjourn the meeting at 11:34 a.m.

Adopted: December 20, 2023

Kasey Woodard
Community Development Division
Secretary