



Wednesday, July 17, 2024
Development Review Committee

DEVELOPMENT REVIEW COMMITTEE AGENDA

PUBLIC NOTICE is hereby given that the Development Review Committee of Spanish Fork, Utah, will hold a regular meeting at the City Council Chambers at Library Hall, 80 South Main Street, Second Floor, Spanish Fork, Utah, commencing at 10:00 a.m. This meeting is not available to attend virtually.

1. Approval of Minutes

A. June 26, 2024

2. Minor Subdivision

A. BAXTER PLAT A. The proposal involves the subdivision of an existing parcel to create 3 residential lots located at 1502 South 1700 East.

3. Final Plat

A. WILLOWBROOK COMMERCIAL SUBDIVISION. The proposal involves the approval of a final plat for two lots located at 1212 North Market Place Drive.

4. Site Plan

A. WILLOWBROOK SITE PLAN. The proposal involves the development of an industrial lot located at 1188 North Market Place Drive.

5. Zone Change

A. PACIFIC HORIZON ZONE CHANGE. The proposal involves changing the zoning from Residential Office to General Commercial for property located at 1175 South Main Street.

6. Discussion

A. 30% Design - 2000 E US-6 Connection

B. OTHER DISCUSSION.

7. Adjourn

Draft Minutes
Spanish Fork City Development Review Committee
80 South Main Street
Spanish Fork, Utah
June 26, 2024

Staff Members Present: **Dave Anderson**, Community Development Director; **Brandon Snyder**, Senior Planner; **Mary Martin**, Development Coordination Manager; **Kasey Woodard**, Community Development Secretary; **Ian Bunker**, Associate Planner; **Vaughn Pickell**, City Attorney; **John Little**, Chief Building Official; **Byron Haslam**, Senior Engineer; **Marcie Clark**, Engineering Department Secretary; **Jered Johnson**, Engineering Division Manager; **Zach Hendrickson**, Outside Plant Manager; **Kevin Taylor**, Senior Power Utility Planner; **Jake Theurer**, Power and Light Superintendent; **Bart Morrill**, Parks Maintenance Supervisor; **Jason Turner**, Fire Marshall.

Citizens Present: Larry Christensen, Jared Morgan, Riley Jarrett, Tate Murphey, Clayton Rackham, Julie Smith, Dan Fetchner, Mark Hampton, Shalynn Larson, Jackie Larson

Dave Anderson called the meeting to order at 10:00 a.m.

MINUTES

June 12, 2024

June 19, 2024

Jake Theurer **moved** to approve the minutes of June 12th and June 19th 2024.

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

PRELIMINARY PLAT

STOCKMAN FLATS

Dave Anderson stated the next two items will both be related to Stockman Flats.

Brandon Snyder gave a brief description of the Preliminary Plat and stated there are a few remaining redlines that need to be addressed.

There was a brief discussion on the phasing plan.

Clayton Rackham approached the podium to briefly discuss the phasing and stated this is one phase and stated things will be completed within one year.

Brandon Snyder asked for clarification that this is one plat with 16 lots and it was confirmed as correct.

Vaughn Pickell clarified with the applicant there will not be separate bonding, just one unified phase and it was confirmed that this is correct.

Dave Anderson briefly discussed the wetlands and stated the delineation has been submitted. He discussed the isolated pockets of wetlands on the property and stated there is no written confirmation from the U.S. Army Corps of Engineers at this time that there are no jurisdictional wetlands, only verbal confirmation.

Clayton Rackham provided a slide deck to present to the Committee to illustrate the phasing plan.

Larry Christensen approached the podium to discuss the slide deck presentation. He stated that phase one should be completed in mid-2026, with phase two being completed in the end of 2028, and the last phase being completed in 2029.

Jared Morgan rose to speak briefly about the preliminary phasing plan and remaining redlines.

There was a brief discussion regarding the application process and what items are remaining.

Jake Theurer **moved** to recommend the approval of the proposed Stockman Flats Preliminary Plat to Planning Commission based on the following finding and subject to the following conditions:

Finding:

1. That the application conforms to the City's 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.

Dave Anderson informed the applicant that the next and last stop will be the Planning Commission the week of July 3rd.

UTILITY IMPROVEMENT PLAN

GWC SEWER LIFT STATION

Brandon Snyder provided the location of the planned lift station and provided next steps to the applicant.

Dave Anderson asked what percentage of design does the applicant have and Byron Haslam stated the lift station is there and the applicant needs a Building Permit. He then asked what area will this lift station serve and Byron stated that it will depend and he recommended a pioneering agreement.

There was a brief discussion on whether additional pumps will be needed. No conclusive answer was discussed. It was stated the lot needs to be recorded before a Building Permit can be issued.

Jake Theurer **moved** to approve the proposed GWC Sewer Lift Station Utility Improvement Plan based on the following finding and subject to the following conditions:

Finding:

1. That the application conforms to the City's 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 coordinates and completes landscaping outside of and around the exterior fence within Parcel A, with the Final Plat and Site Plan of the proposed lot 4.

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

ANNEXATIONS

WEST MEADOWS ANNEXATION 2.0

Dave Anderson stated this is for a recommendation for further study. He invited Tate Murphey to discuss this annexation further.

Tate Murphey rose to speak briefly about the boundary adjustment with the addition of the Craig Larson property and states this creates a cleaner boundary line for the City and annexation. He stated there have been no other changes outside of this property addition.

Vaughn Pickell questioned if this would create a peninsula and if there have been conversations held with Utah County.

There was discussion on the properties included and if that would create a peninsula and it was suggested that the applicant reaches out to the County. It was stated this should not hold up the process if it is done sooner than later.

Dave Anderson questioned if this meets the definition of a peninsula and stated that he would be shocked if it doesn't. He stated the next step with this application is to go to the Planning Commission and then City Council.

Vaughn Pickell **moved** to recommend Acceptance for further study of the proposed Annexation based on the following findings:

Findings:

1. That the subject property is located within the City's Annexation Policy Boundary and Growth Management Boundary.
2. That the City's General Plan Land Use Designations currently for the annexation area are Commercial, Mixed Use and Urban Density Residential.
3. That the C-2 and R-R zones should be utilized at the time of annexation.
4. That utility and street dedications should be further discussed and addressed with the annexation.
5. That the name will need to be changed.

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

CONCEPT REVIEW

CREEKSIDE TOWNHOMES CONCEPT

Dave Anderson stated that Parks and Recreation would be needed for this conversation. He suggested to the applicant that he reach out to Dale Robinson or Bart Morrill to discuss the proposal.

Mark Hampton rose to speak briefly about the proposed townhome village. He stated they are trying to stay out of the floodplain area and stated that with this design they exceed the parking requirement considerably. He spoke briefly to the road width concerns that were presented with the redline comments and stated the road widths that were used were the same widths that were used with the Fritz development.

Byron Haslam stated the asphalt is different on the cross sections from single-family to multi-family and recommended that the applicant double check this.

Dave Anderson stated the road width will need to be checked.

Mark Hampton stated one purpose of this concept is to trade/swap property with the city, not buy property with the City. He is proposing that the floodplain be exchanged for buildable space.

Bart Morrill joined the meeting and stated that there are no major concerns at this moment. He inquired if there were any restrictions with the property that the city previously acquired and Vaughn Pickell stated that he looked into this and stated there were no restrictions placed on the acquired property.

Brandon Snyder asked Byron Haslam if he is aware of any concerns with access and Mark Hampton stated that there are no concerns as he has discussed this with UDOT.

Dave Anderson stated that he is not sure if this is accurate and there was brief discussion on what the applicant has discussed with UDOT.

Byron Haslam warned the applicant that there is a difference between an access and a street connection with UDOT.

There was a brief discussion on the deceleration and acceleration lanes and the applicant stated they are willing to do both lanes and expressed this to UDOT in their conversations.

Dave Anderson provided some comments regarding his conversation with the City Manager and he feels this may not be what the applicants want to hear. He stated that previous proposals with this same density for the area that the City Council was not in favor of. He stated the City Manager may want to have another conversation with the City Council. He stated that they would be invited to join this discussion as well.

Mark Hampton stated he is aware of the previous denial and stated that he can draw up and address the concerns for denial in hopes of changing the minds of the Council.

Dave Anderson gave his opinion and feels that the road configuration is disjointed and recommended having a more uniform look fronting Main Street. He spoke briefly about the type of product and stated that they would like to see a different product with more of a front porch look. He stated that he does like the product being proposed, but feels that there may be a better product that would fit the area better. He provided further feedback regarding design suggestions.

Brandon Snyder suggested to the applicants to better illustrate what the design frontage will look like from Main Street. He further suggested that the applicants provided elevations that face Main Street and some of the landscaping and if there will be a privacy wall.

There was further discussion on the roads and access points and whether the spacing meets requirements.

DISCUSSION

30% DESIGN - 2000 E US-6 CONNECTION

Jered Johnson stated this item can be continued as the engineer was not able to be present to discuss the proposal, unless there are any questions.

There was a brief discussion regarding the General Plan and the intersection at US-6 and what this area will look like in the future. Commercial and residential zoning were discussed and it was stated this would be a topic to be discussed with the Design Workshop group.

Brandon Snyder inquired into the timing of the earliest phase that could be tied into this project?

Jered Johnson stated construction will begin 2026, with the land acquisition taking roughly a year and a half. He stated they began design early as the land acquisition will be a challenge. He stated there are concerns with the irrigation structures as well, due to the property owner not wanting to develop the land and so the City will have to build all the irrigation structures.

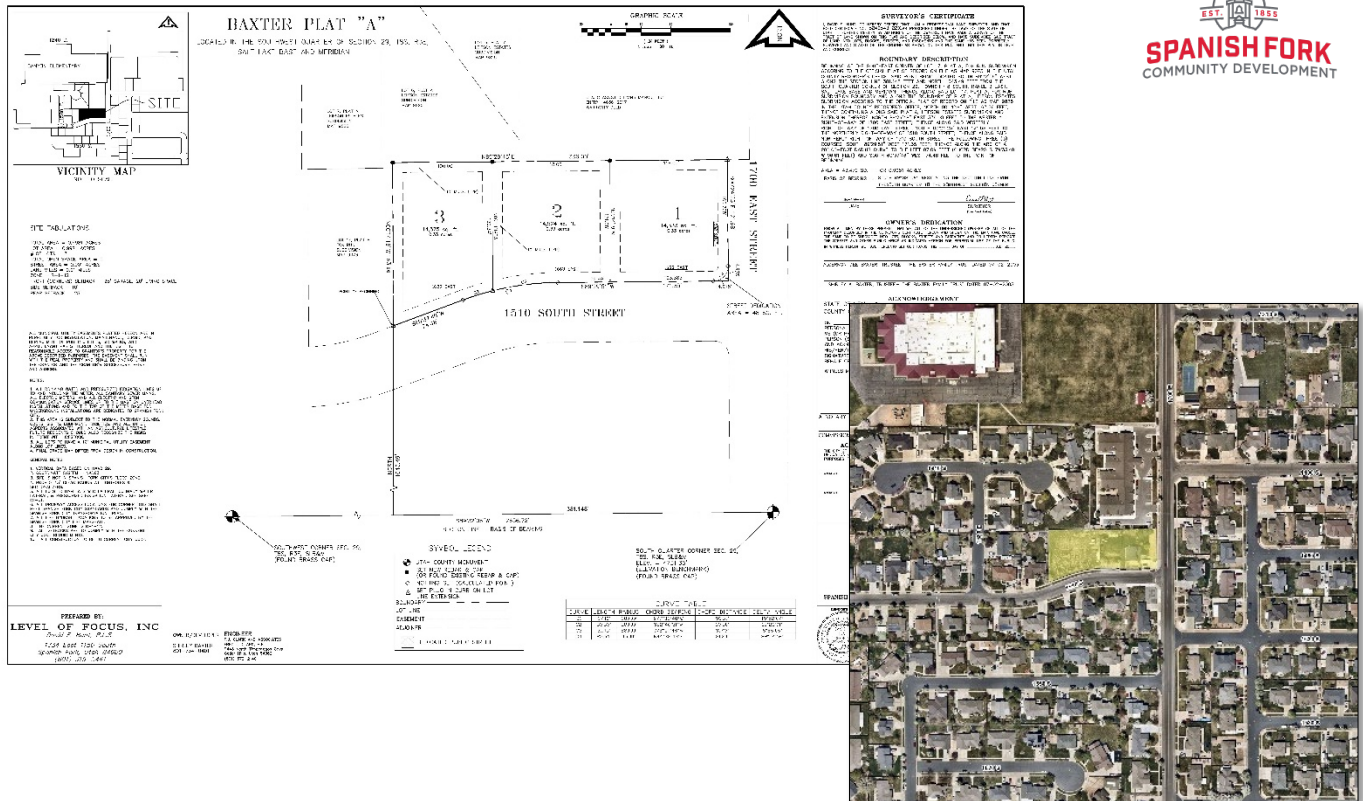
Dave Anderson asked the Committee if this item should be placed on a future agenda with Seth Perrins and Chris Thompson can be present and Jered Johnson agreed to keep it on the agenda.

Vaughn Pickell moved to adjourn the meeting at 11:11 a.m.

Adopted:

Kasey Woodard

Community Development Division
Secretary



Baxter Plat A Minor Subdivision Plat Approval Request

July 17, 2024, Development Review Committee meeting.

Located at 1502 South 1700 East, including 1 acre.

The subject property is zoned R-1-12.

The applicant has requested that a Minor Subdivision Plat for three residential lots be approved.

Key Issues

1. Power.
2. Utilities.
3. Well.
4. Fencing.
5. Street Dedication.
6. Improvements.
7. Easements.

Recommendation

That the proposed Minor Subdivision Plat be approved based on the following finding and subject to the following conditions.

Finding

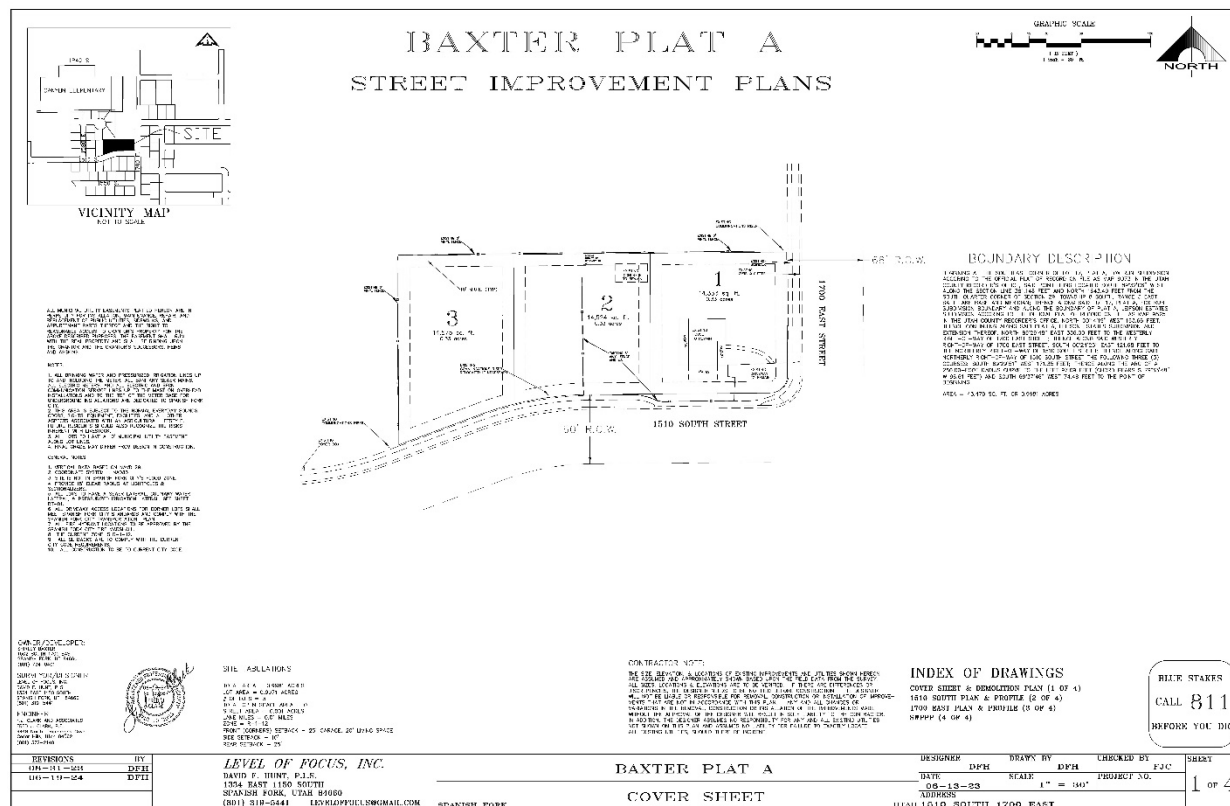
1. That the proposal conforms to the City's General Plan Designation and Zoning Map.

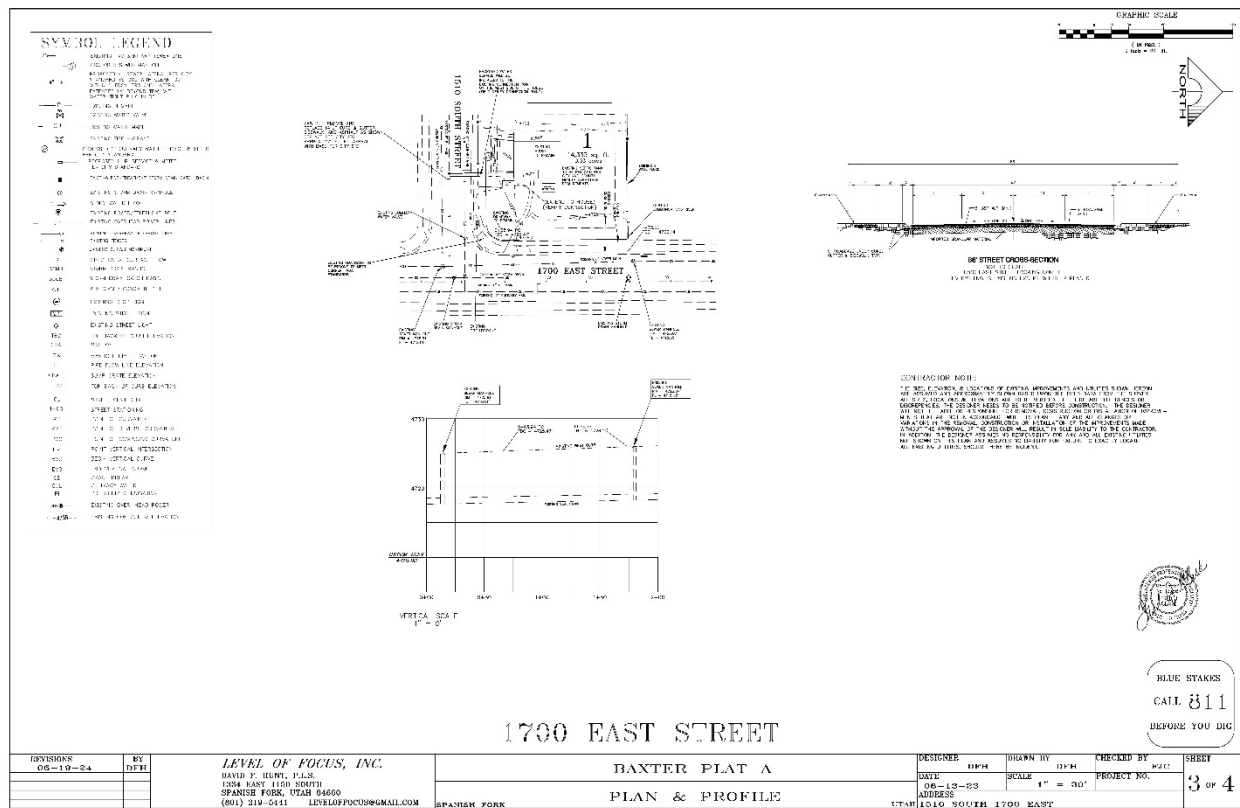
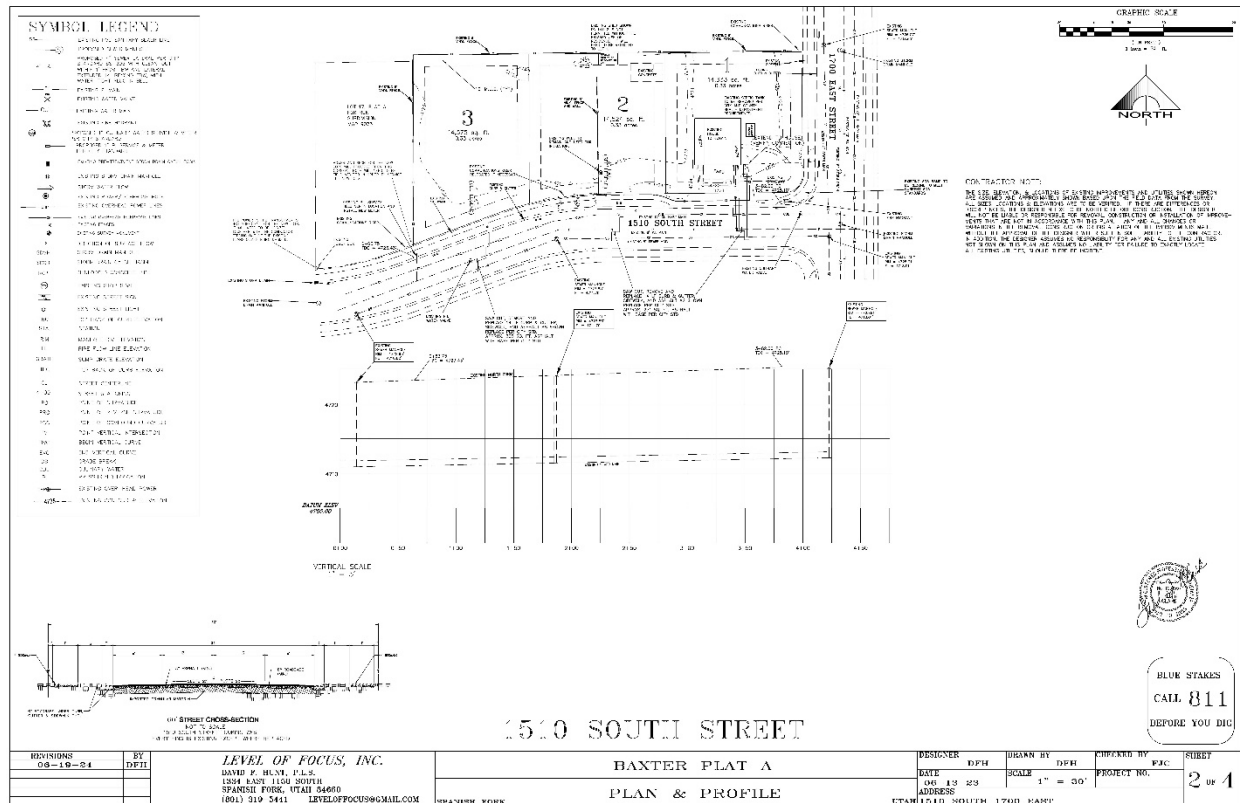
Conditions

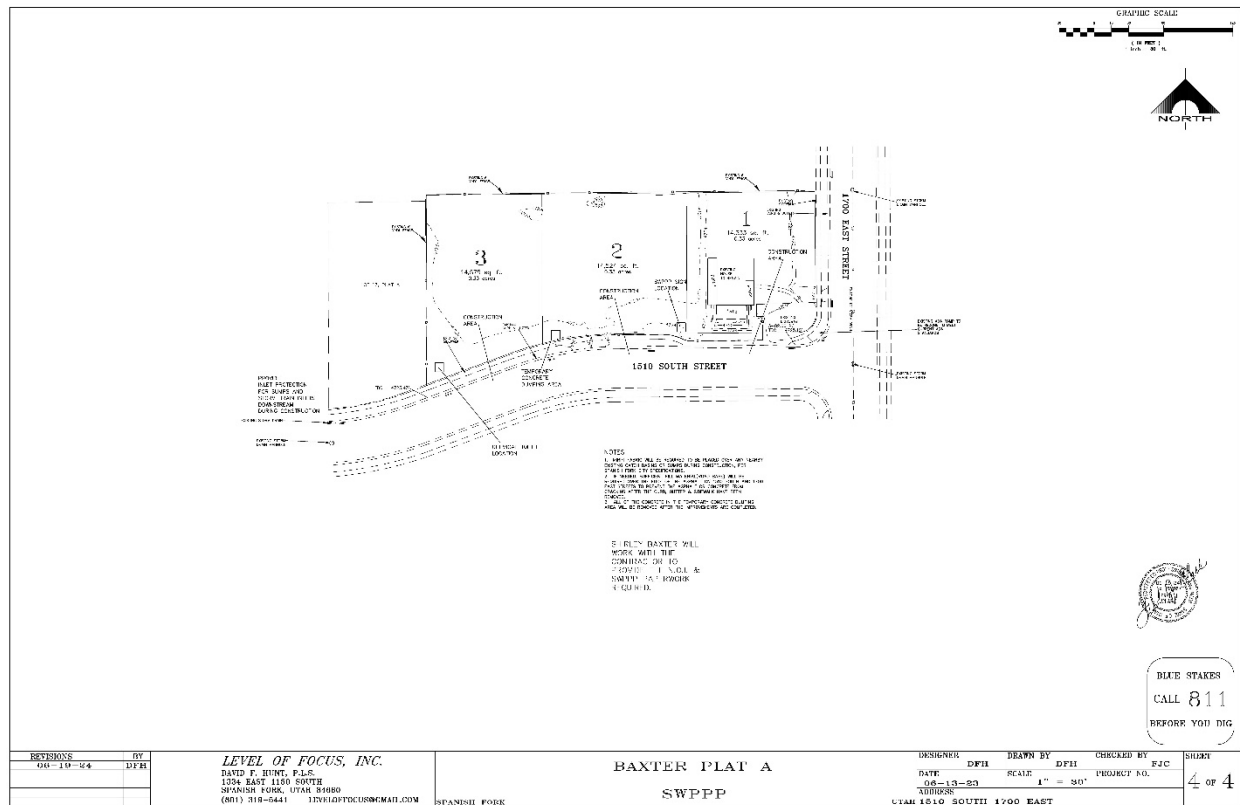
1. That the applicant meets the City's Zoning requirements and Construction Standards.
2. That the applicant addresses any red-lines.
3. That the shed on proposed Lot 2 be removed and relocated to Lot 1 prior to the plat recordation.

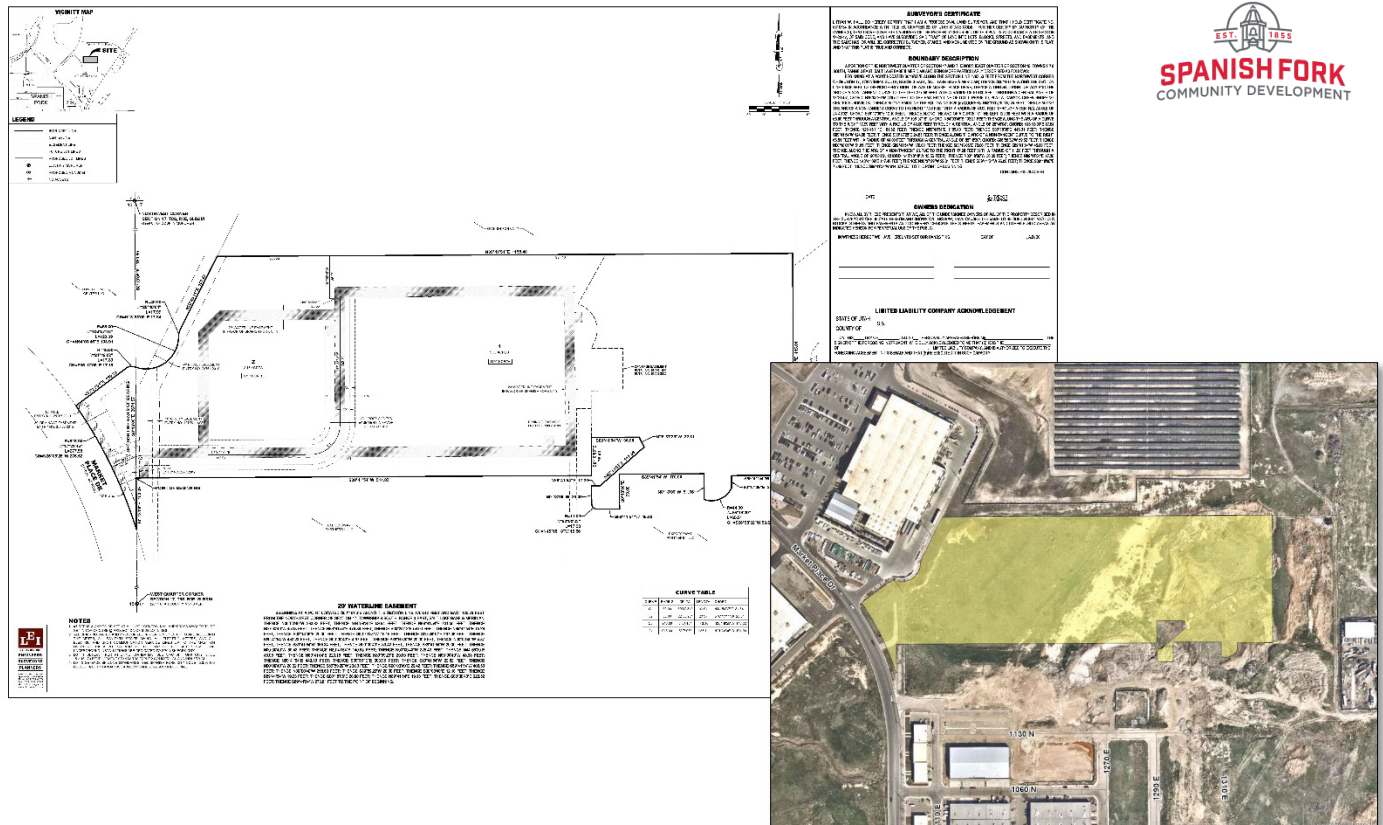
Exhibits

1. Minor Subdivision Plat and Plans.









Willowbrook Commercial Subdivision Final Plat Approval Request

July 17, 2024, Development Review Committee meeting.

Located at 1212 North Market Place Drive, including 13.28 acres.

The subject property is zoned BP and I-1.

The applicant has requested that a Final Plat including two lots be approved.

Key Issues

1. Preliminary Plat.
2. Easements.
3. Soils.

Recommendation

That the proposed Final Plat be approved based on the following findings and subject to the following conditions.

Findings

1. That the proposal conforms to the City's Zoning Map.
2. That the application is consistent with the approved Preliminary Plat.

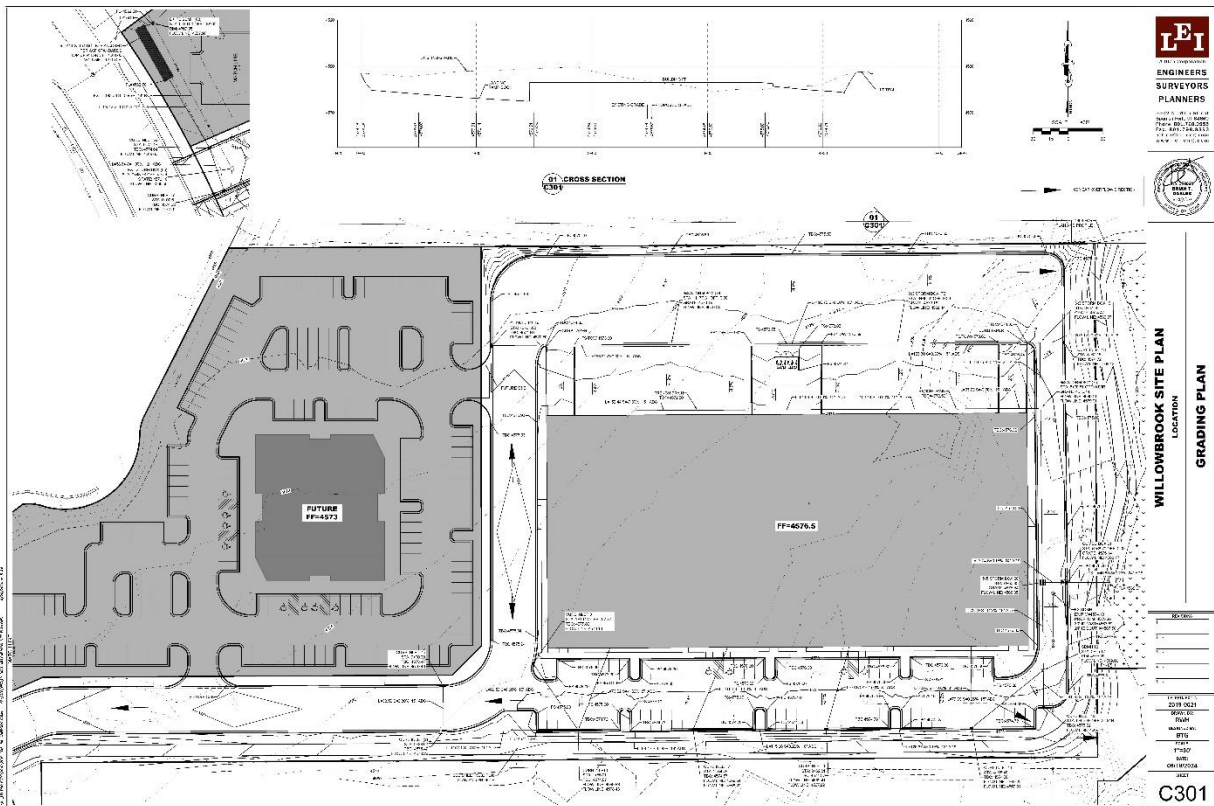
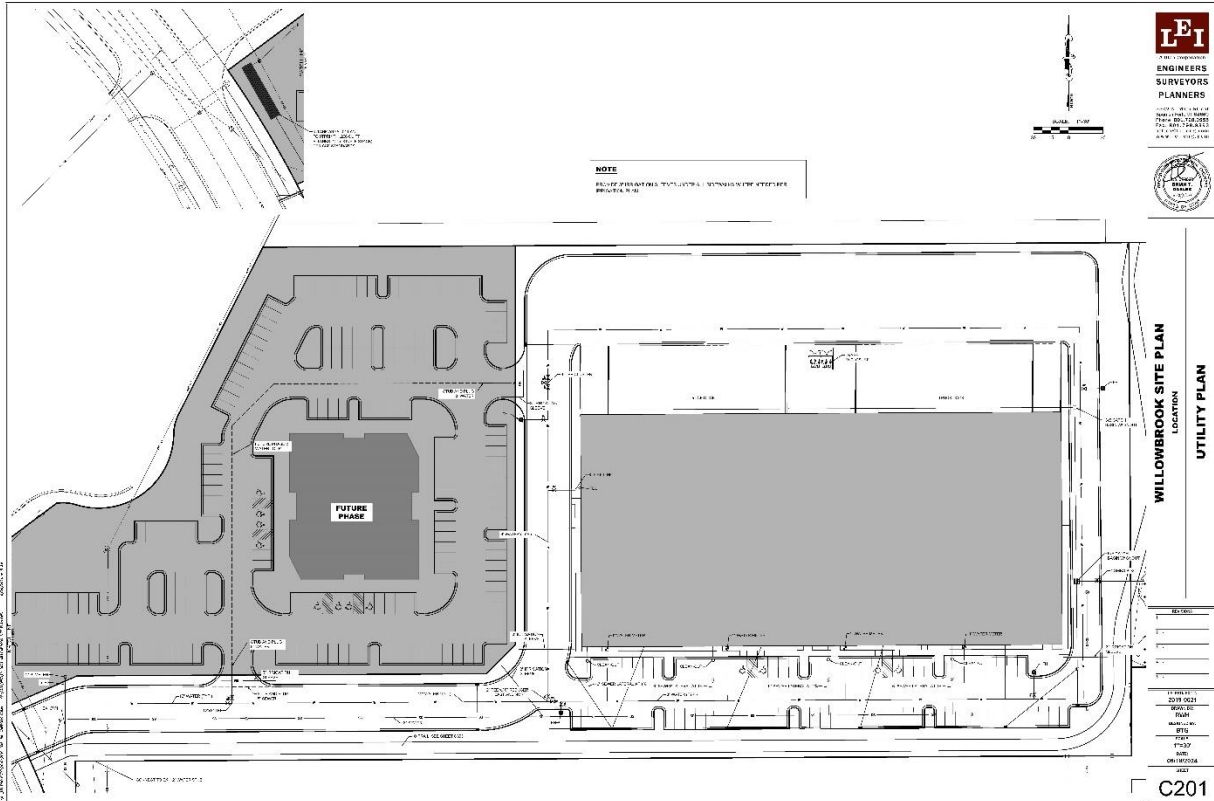
Conditions

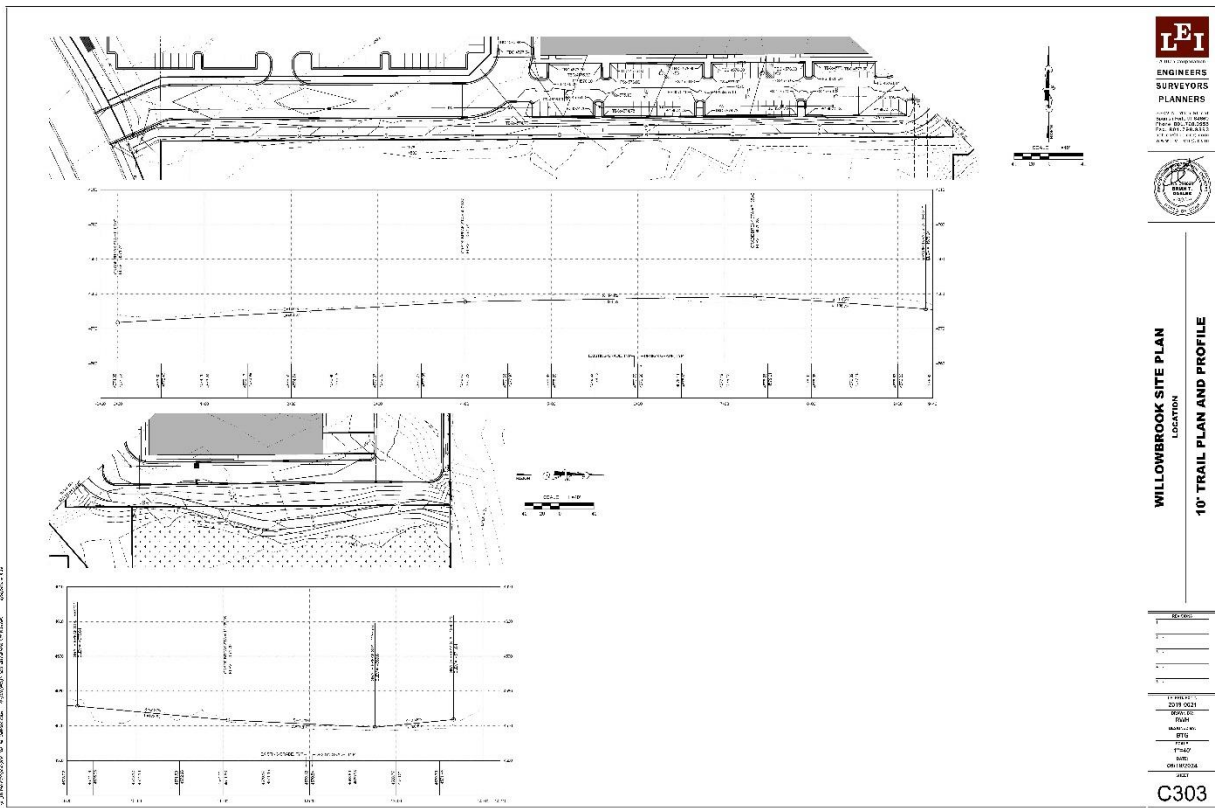
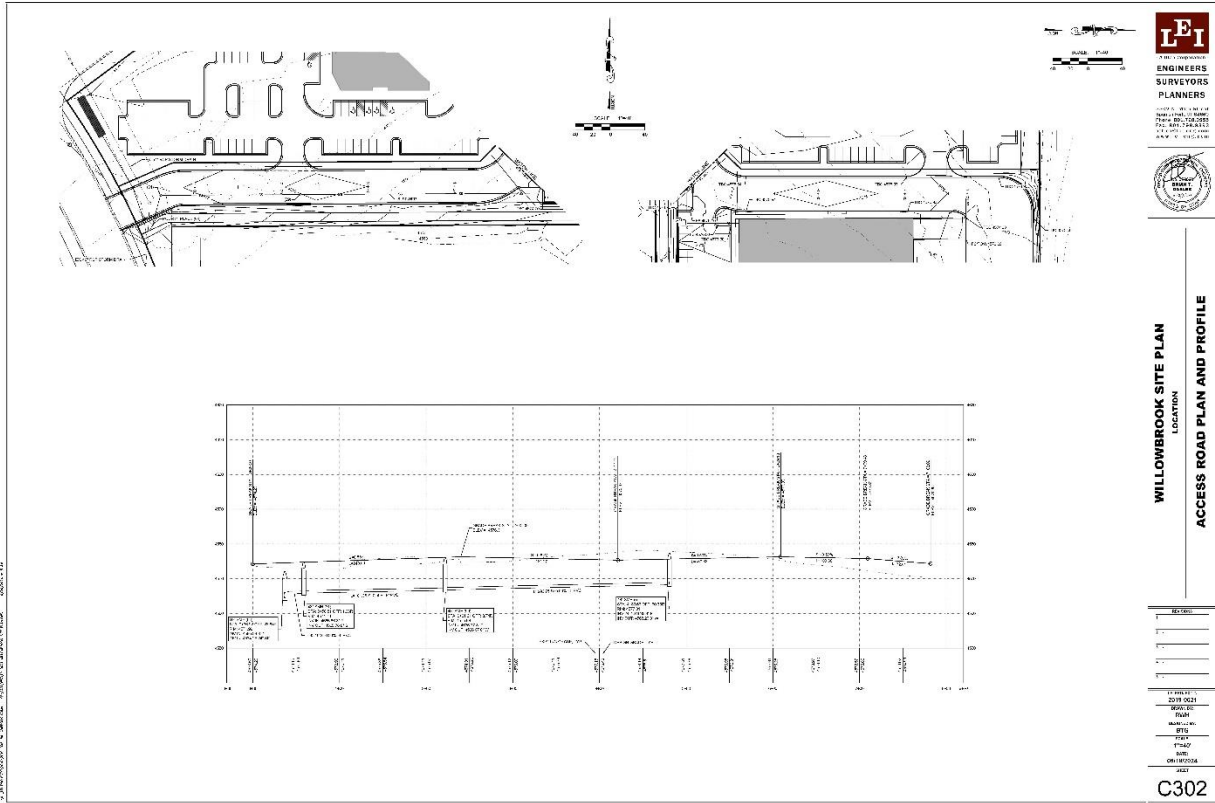
1. That the applicant meets the City's Development and Construction standards, zoning requirements, and other applicable City ordinances.
2. That the applicant addresses any red-lines.
3. That the applicant follows the City's adopted environmental regulations ordinance.

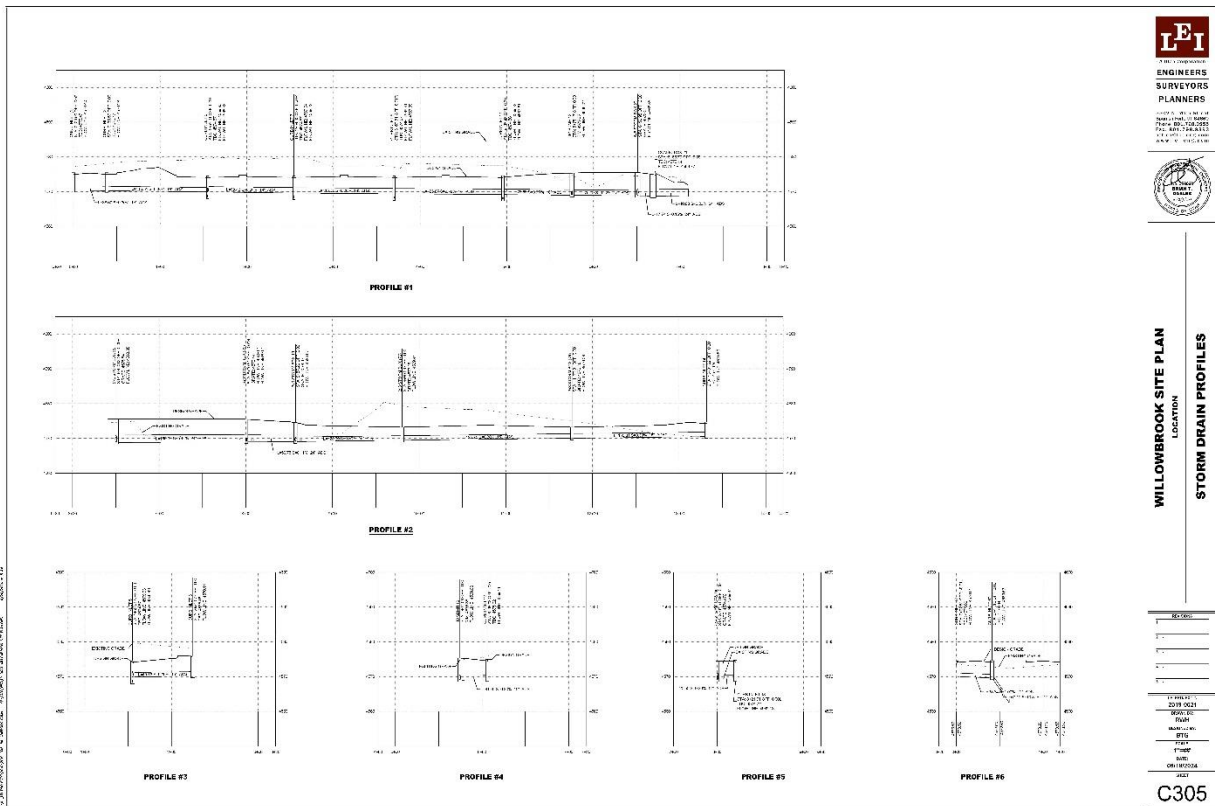
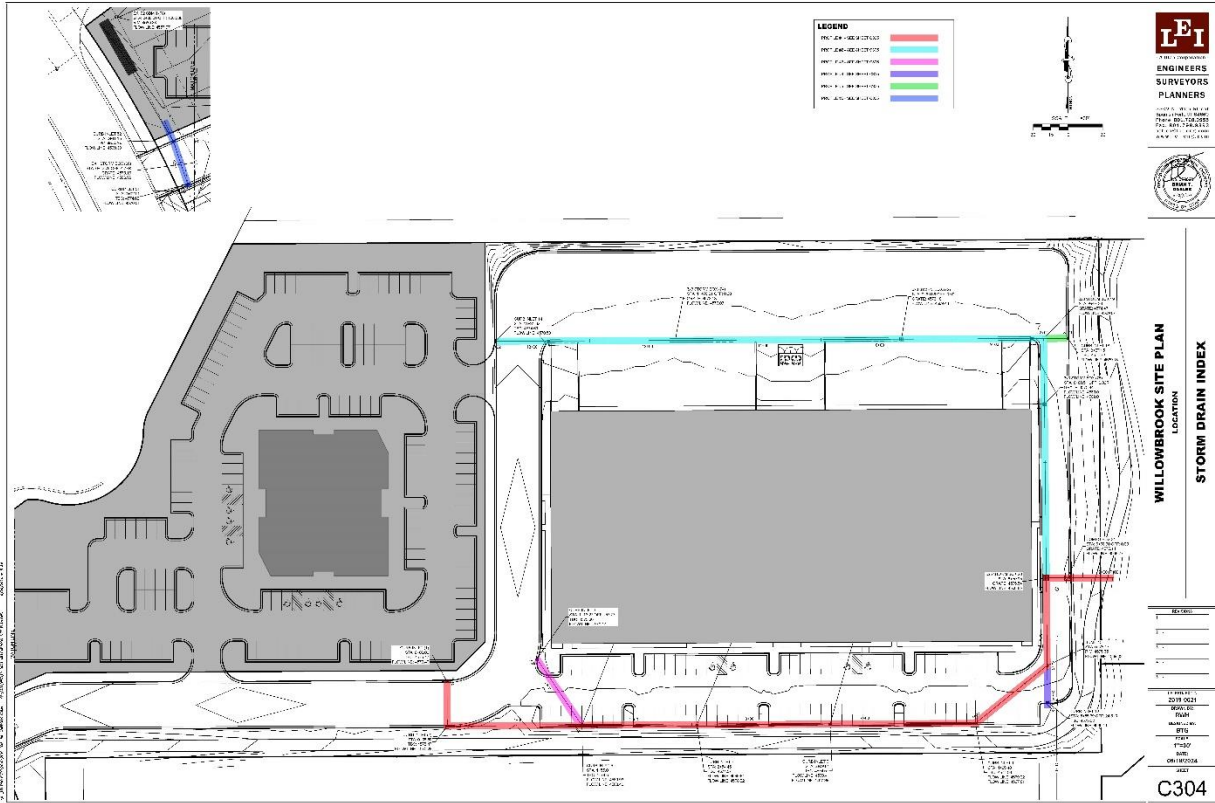
Exhibits

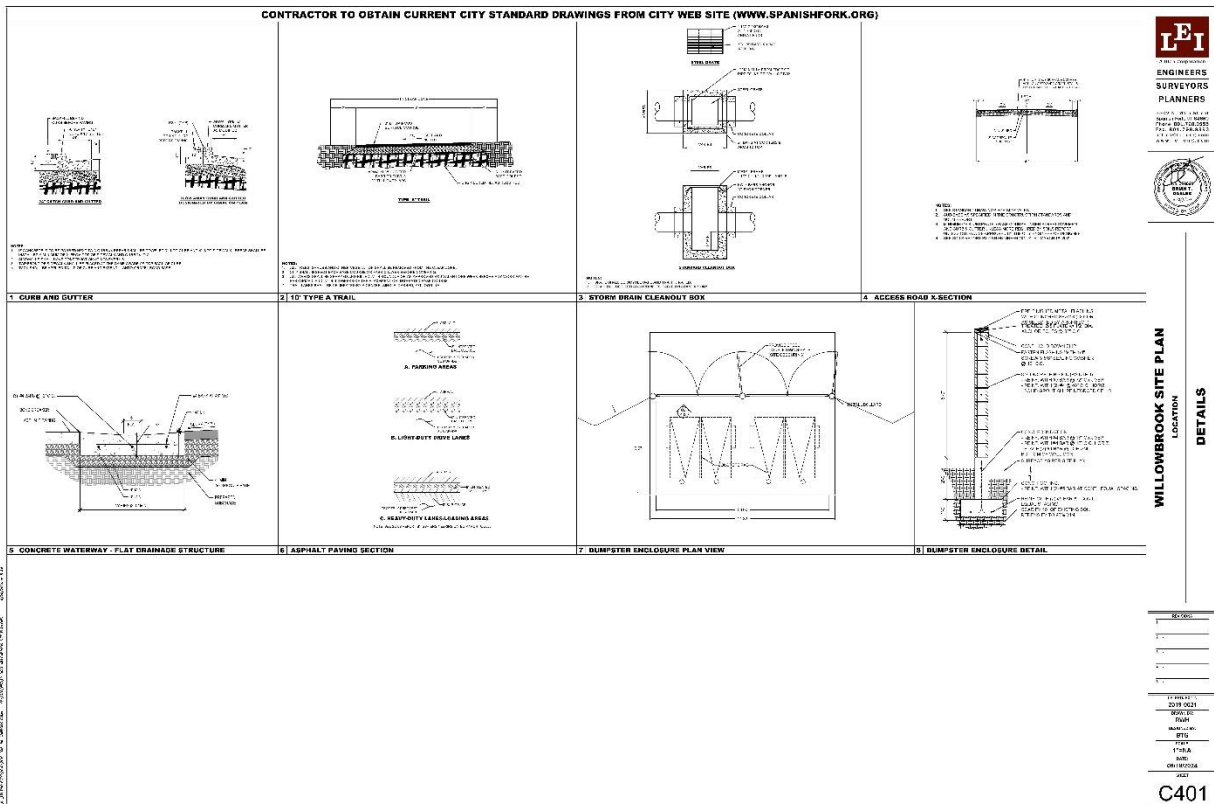
1. Final Plat.
2. Civil Plans.



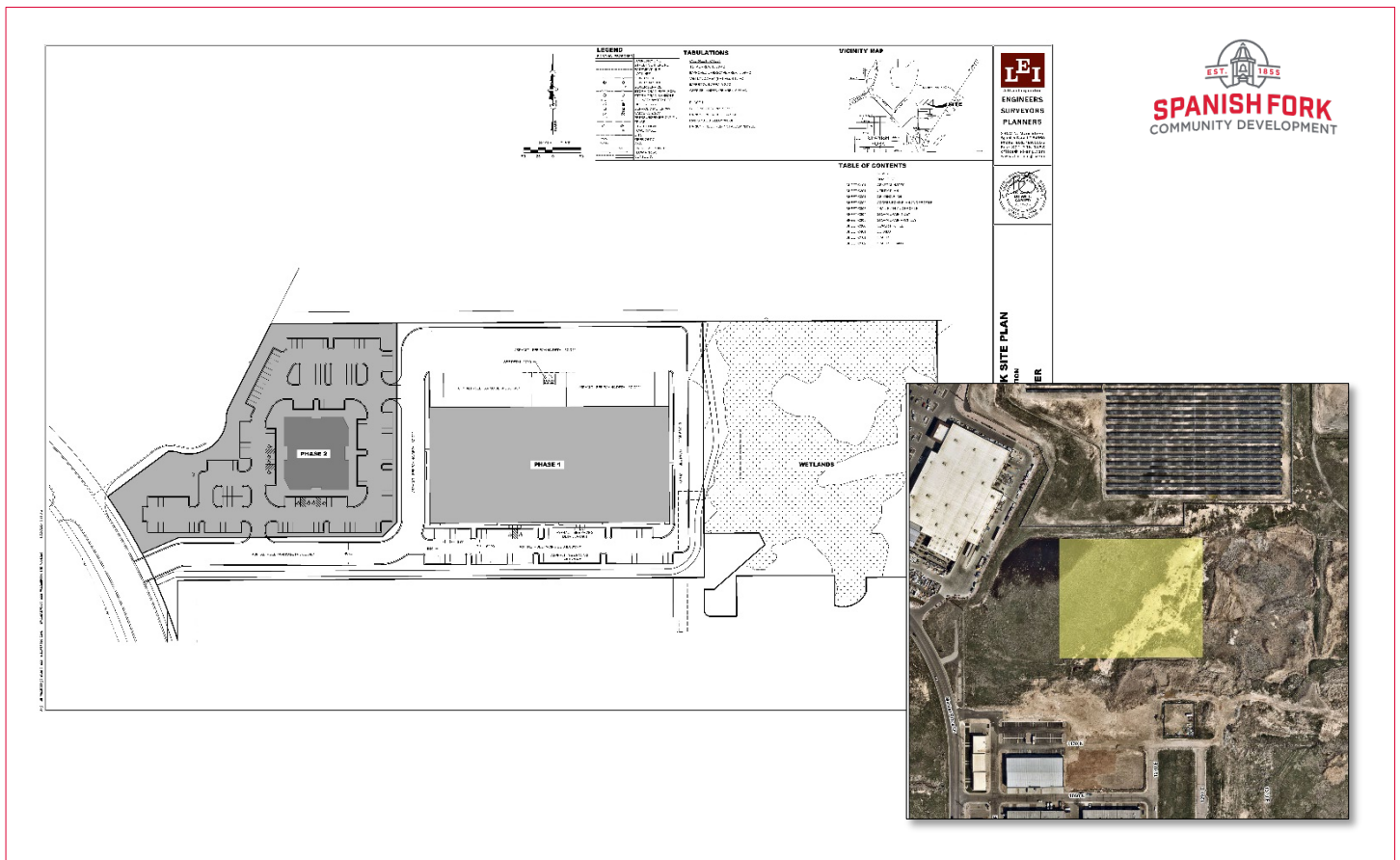












Willowbrook Site Plan Approval Request

July 17, 2024, Development Review Committee meeting.

Located at 1188 North Market Place Drive, including 9.8 acres.

The subject property is zoned I-1.

The applicant has requested that a Site Plan for the first phase (Lot 1) be approved.

Key Issues

1. Subdivision (Final Plat).
2. Soils.
3. Power.

Recommendation

That the proposed Site Plan be approved based on the following finding and subject to the following conditions.

Finding

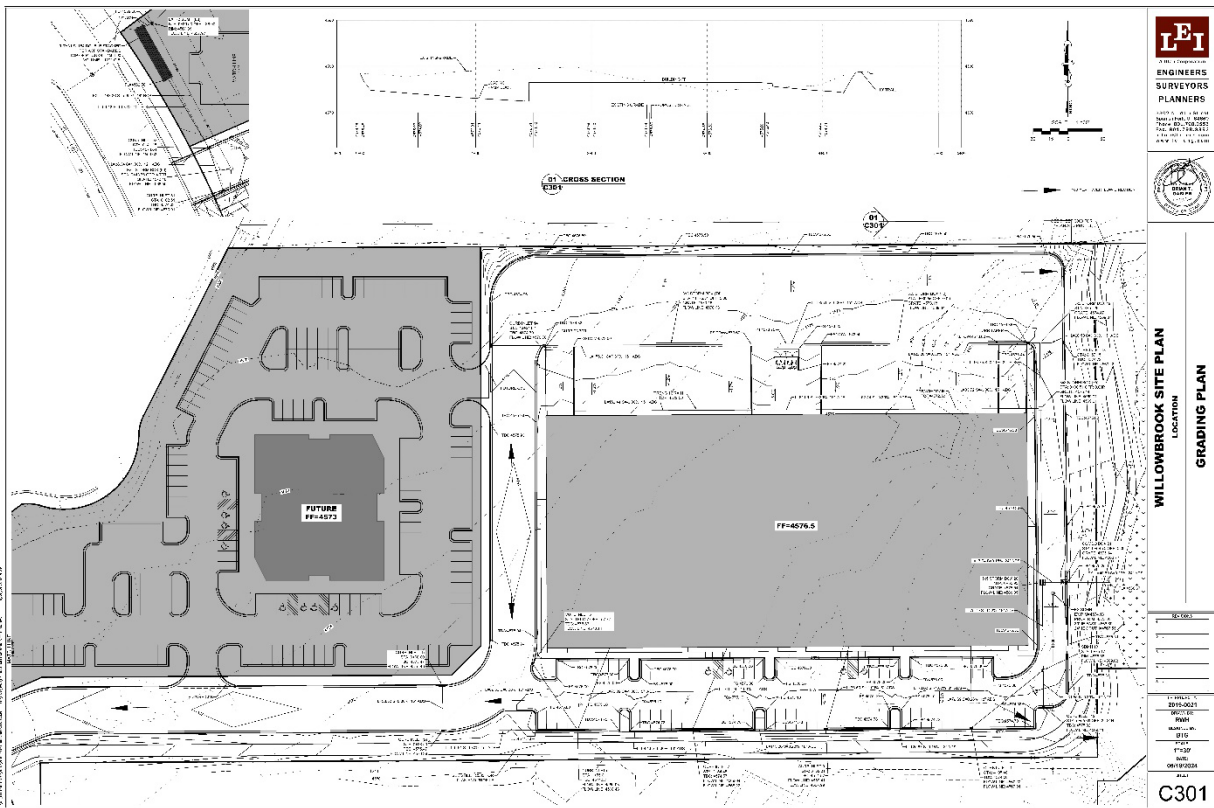
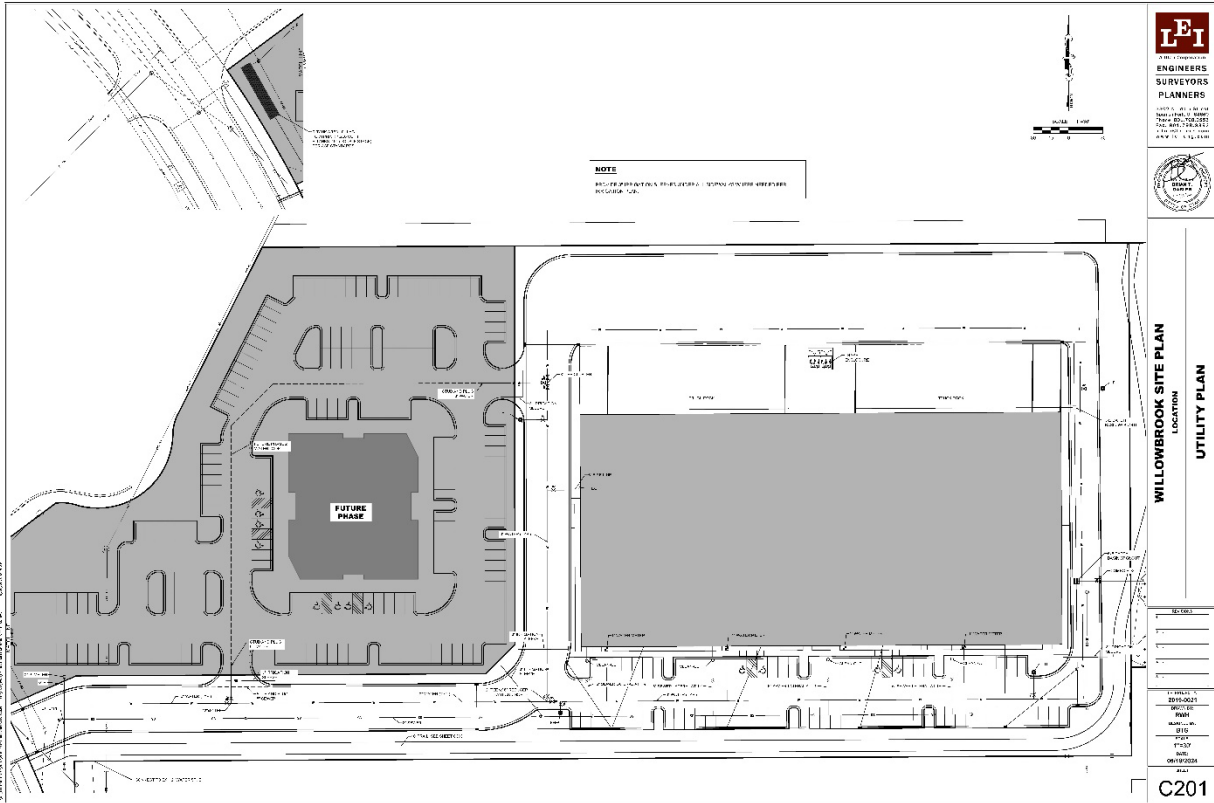
1. That the proposal conforms to the City's Zoning Map.

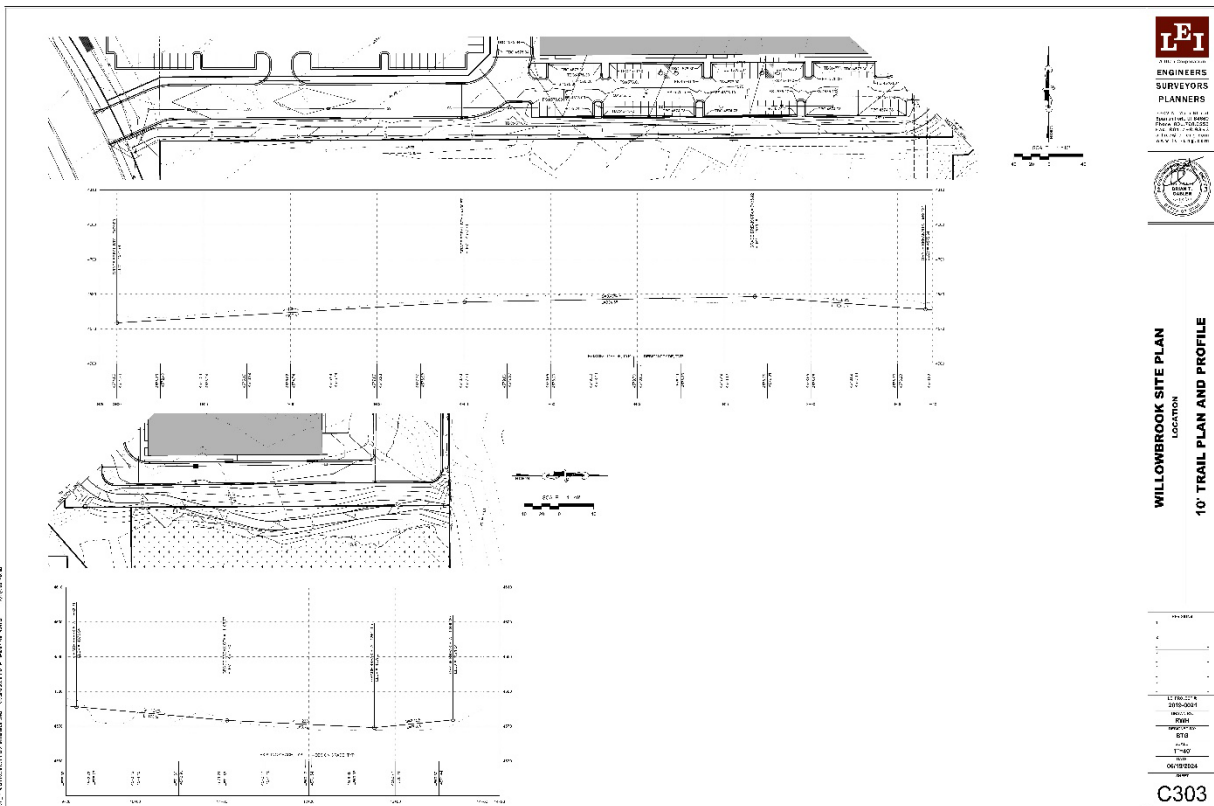
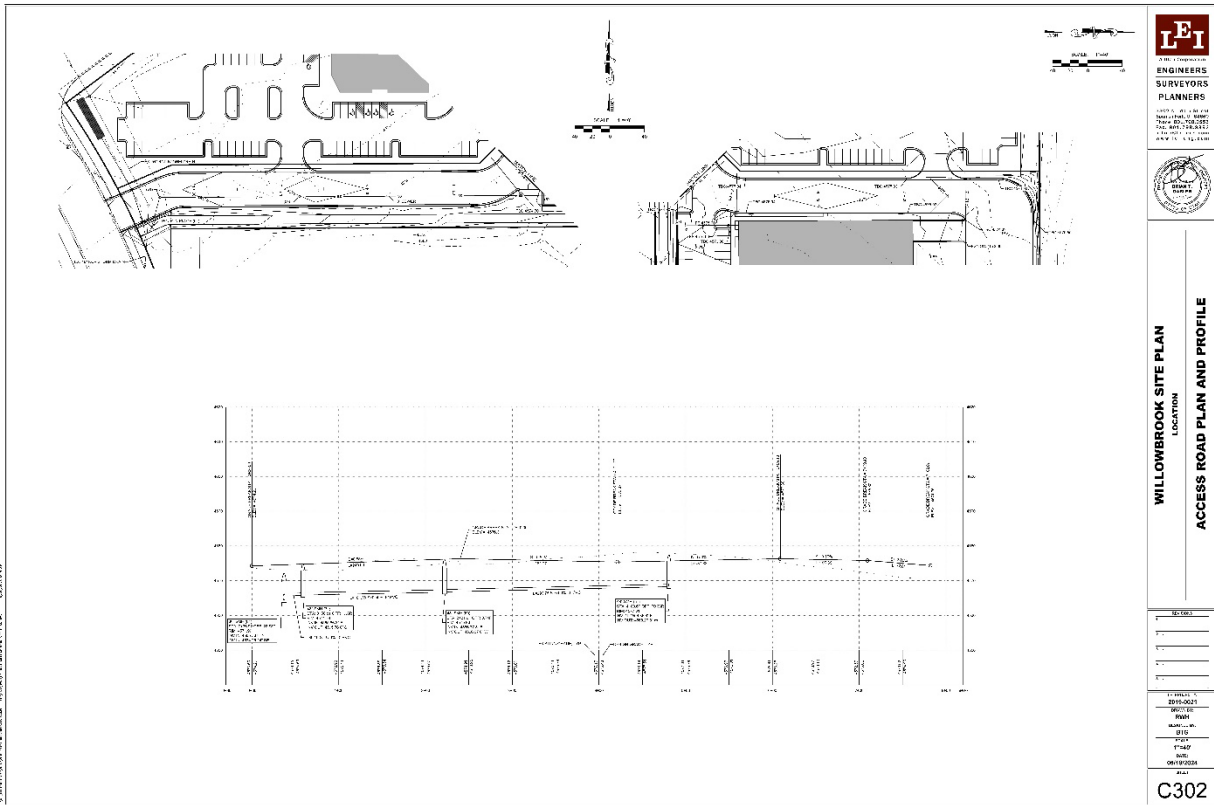
Conditions

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 follows the City's adopted environmental regulations ordinance.

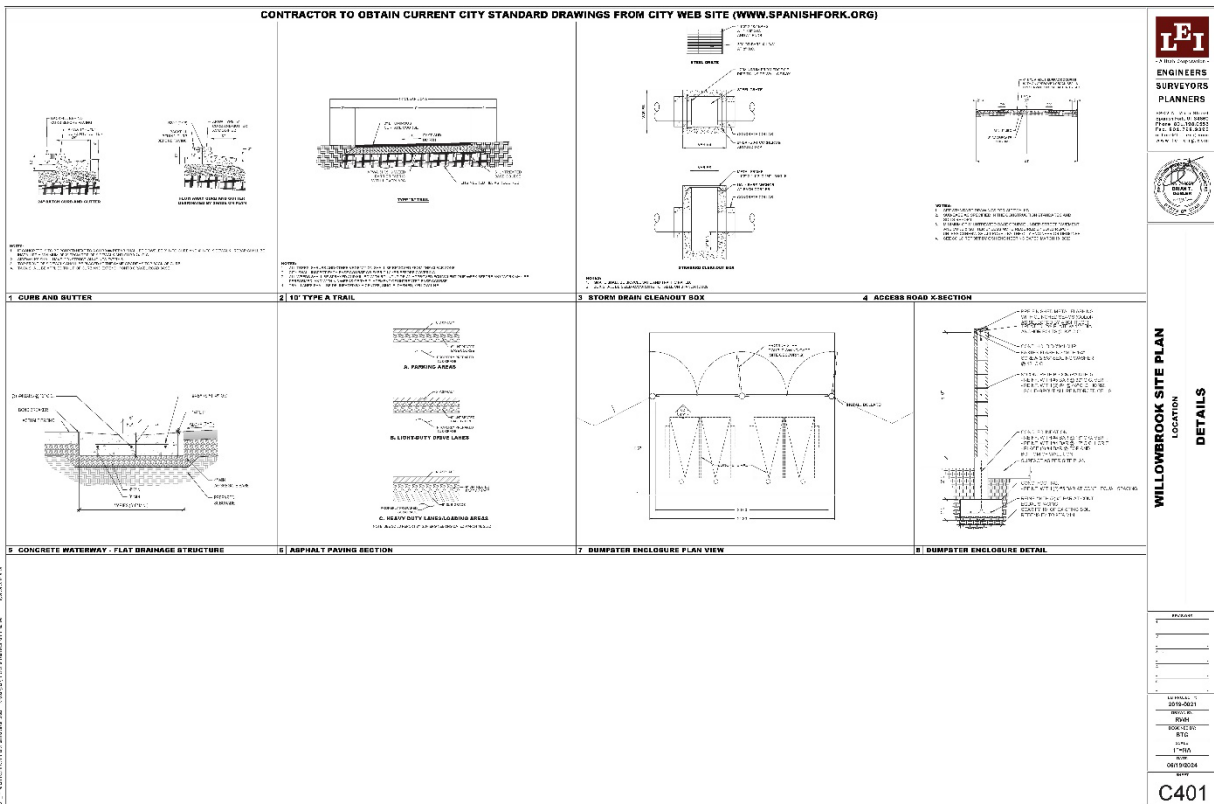
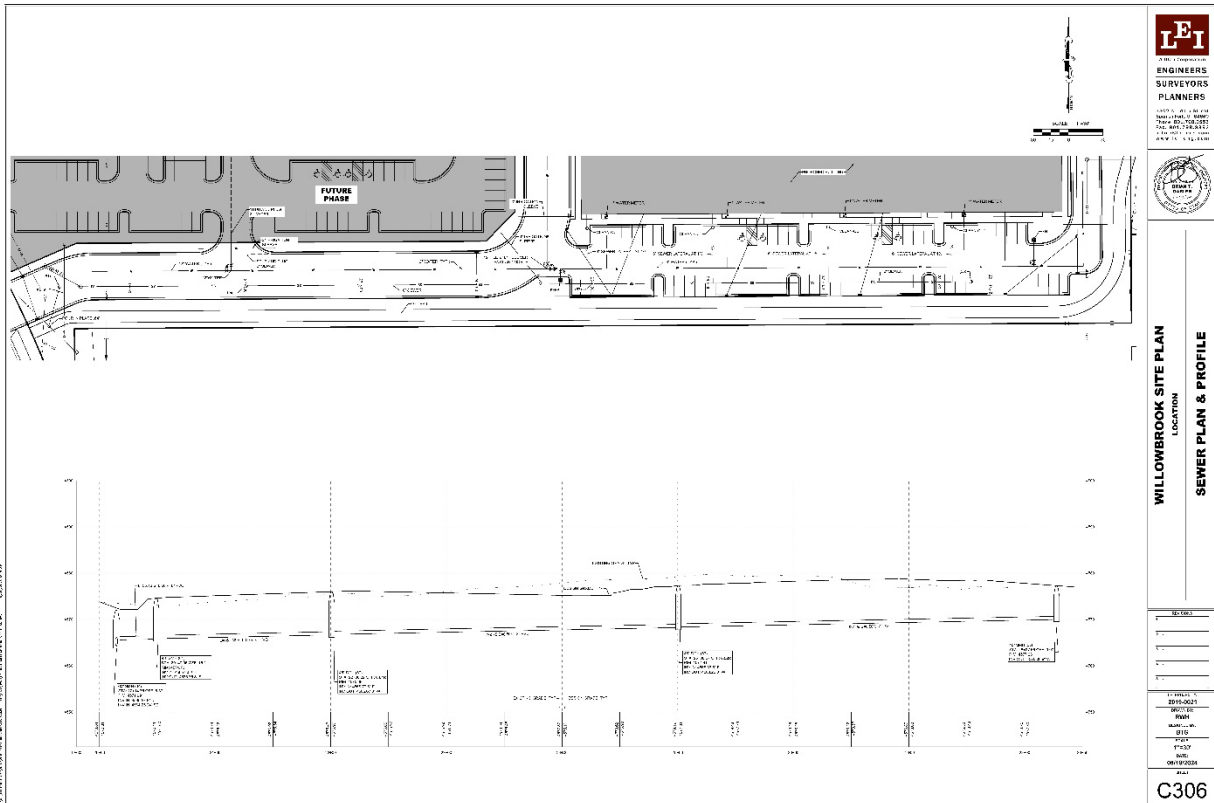
Exhibits

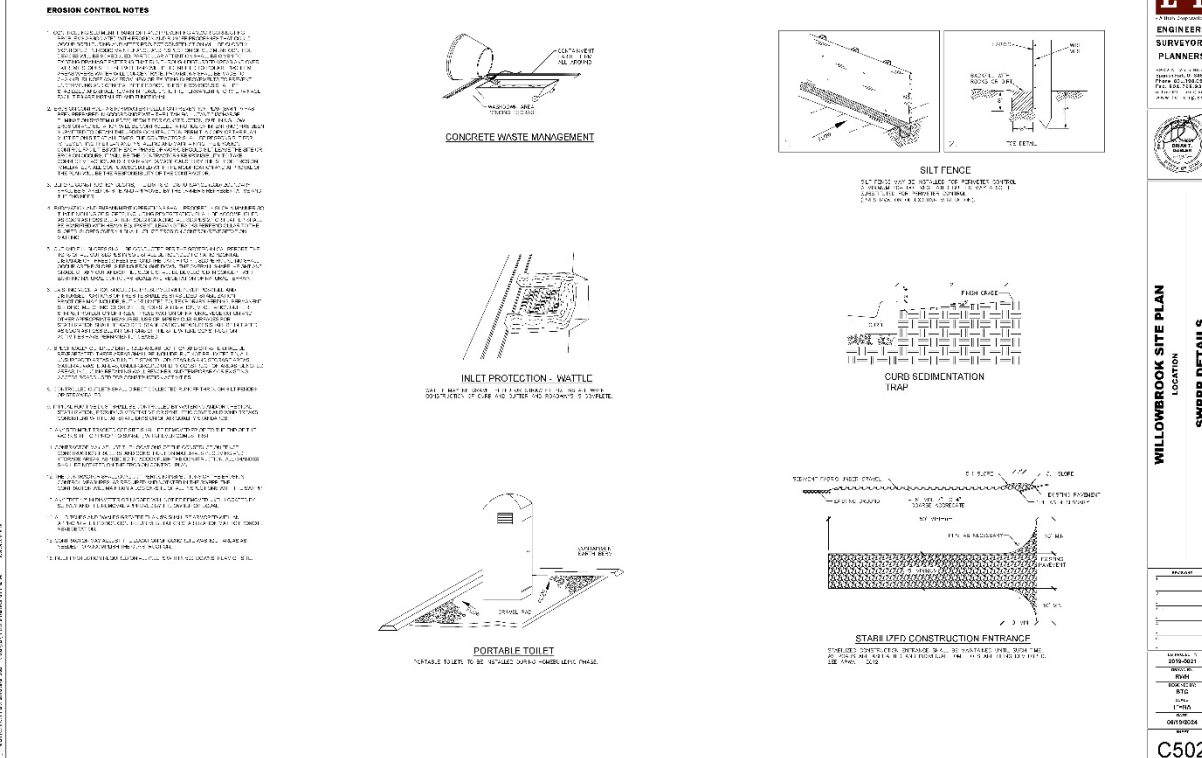
1. Civil Plans.
2. Landscaping.
3. Building Elevations.

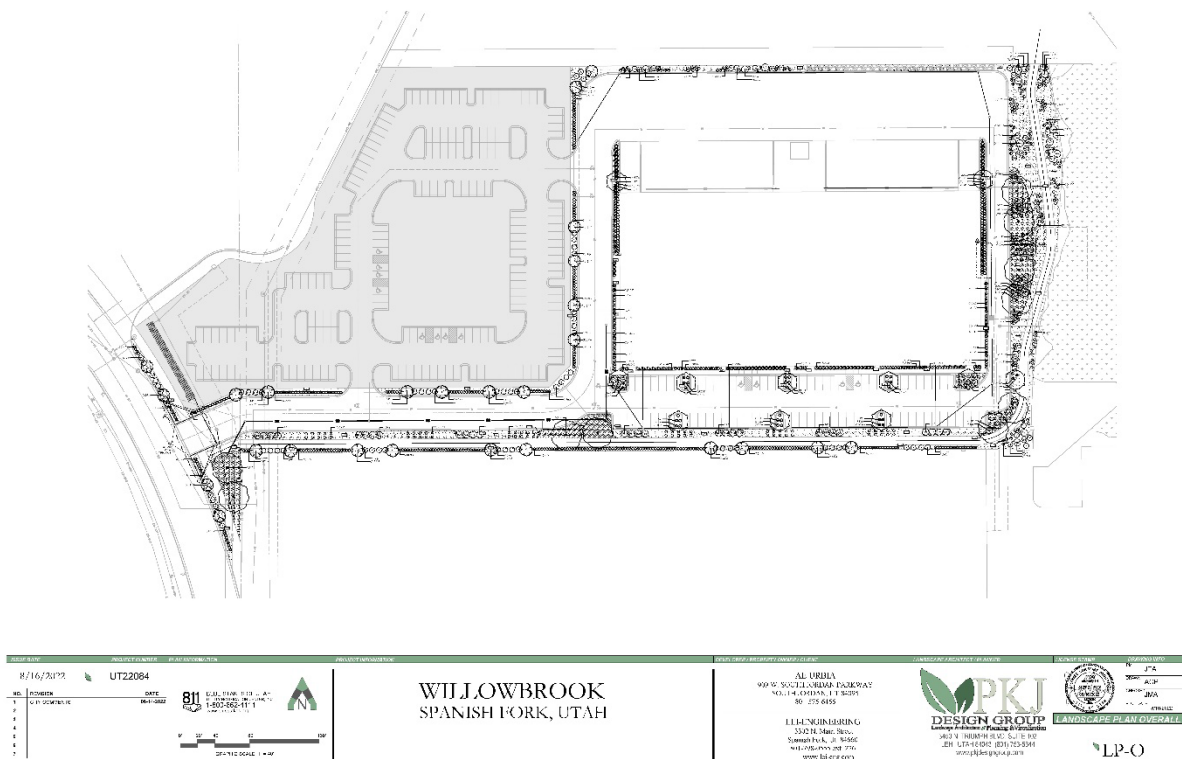


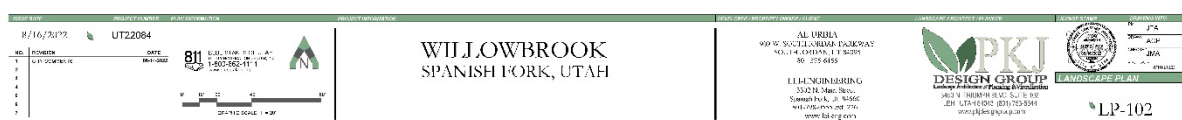
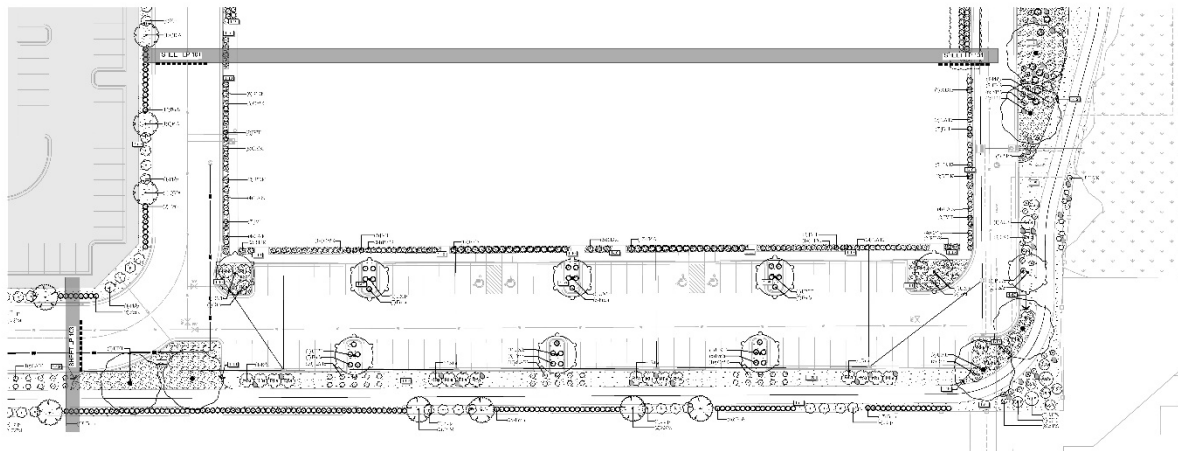
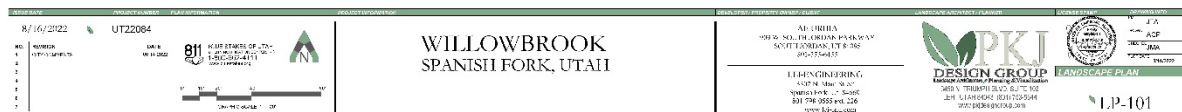
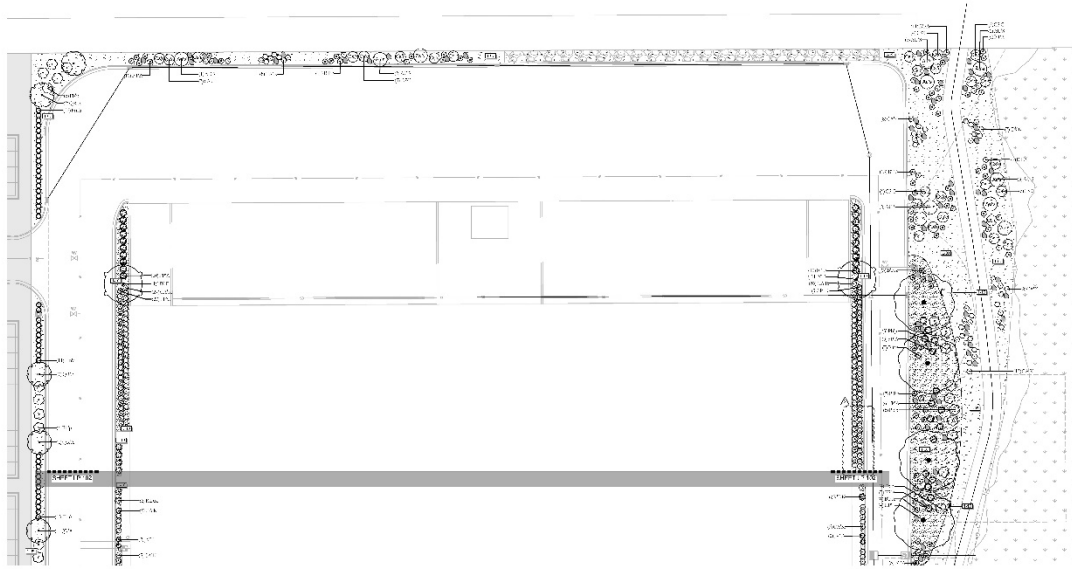


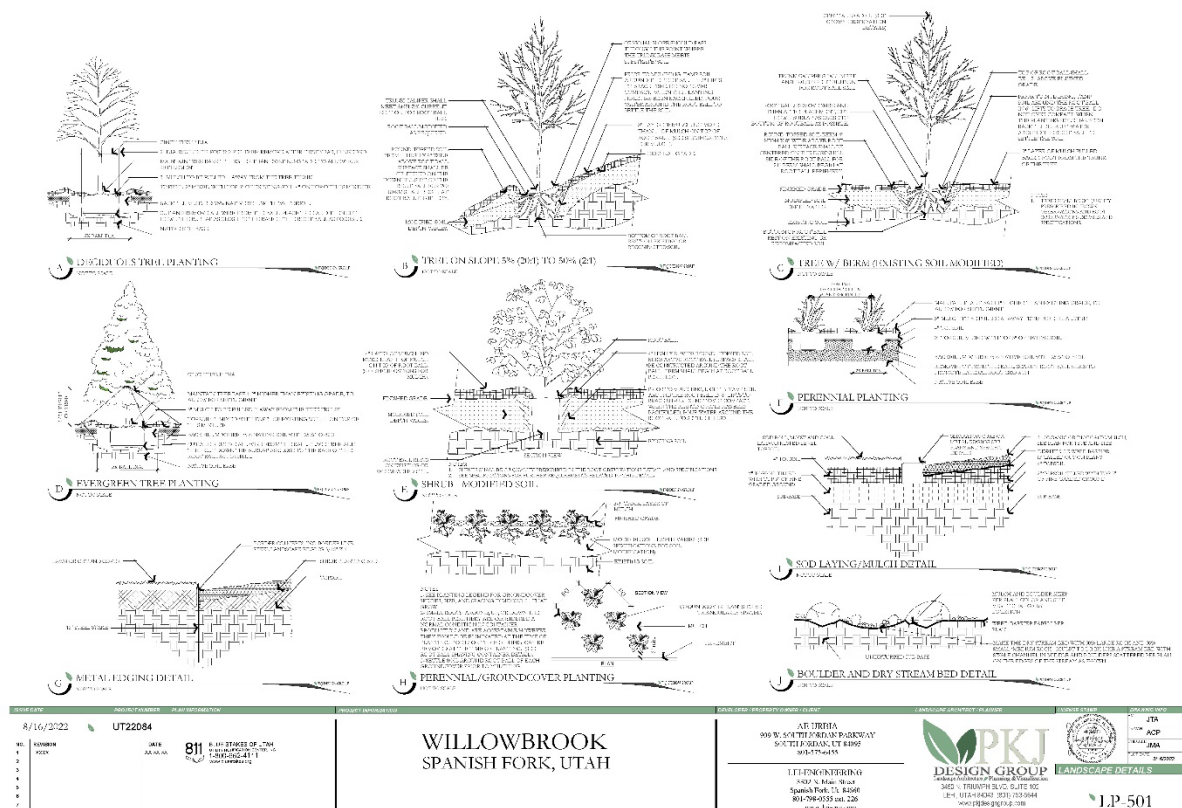
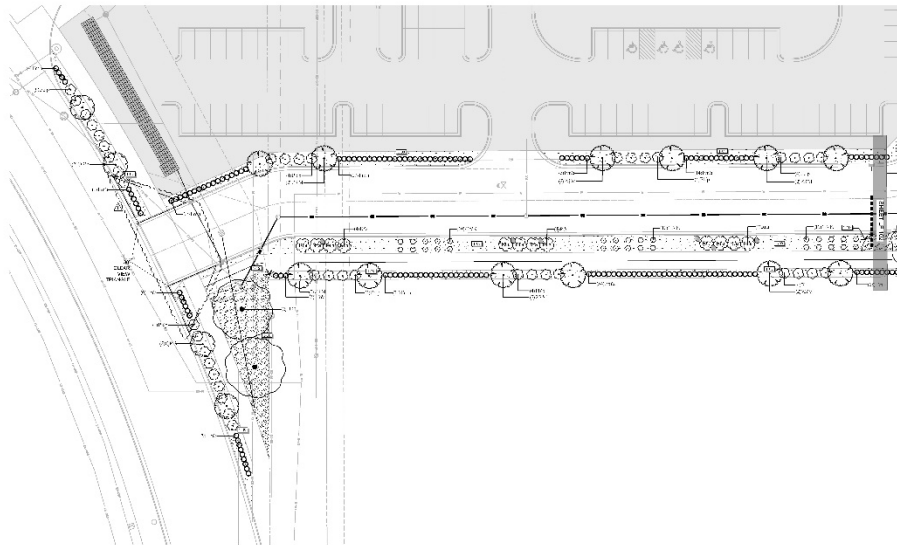




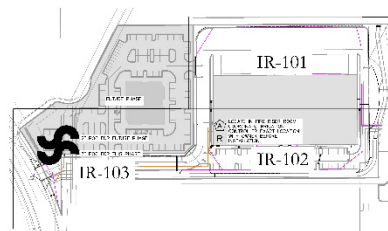
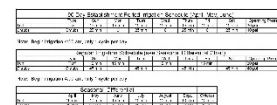








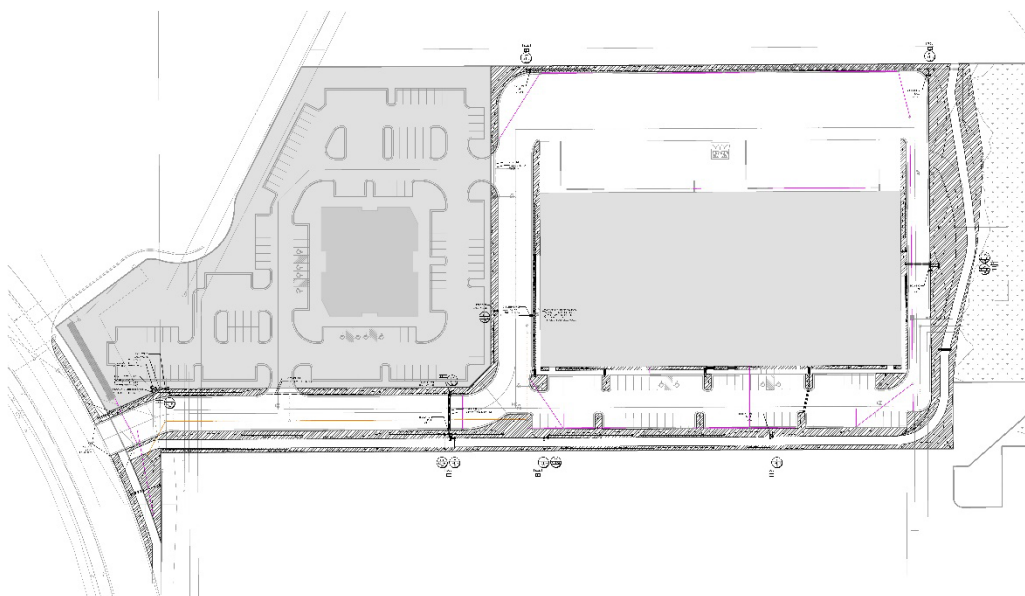
IRRIGATION PLAN SPECIFICATIONS

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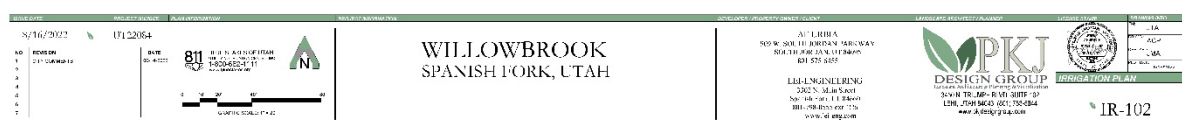
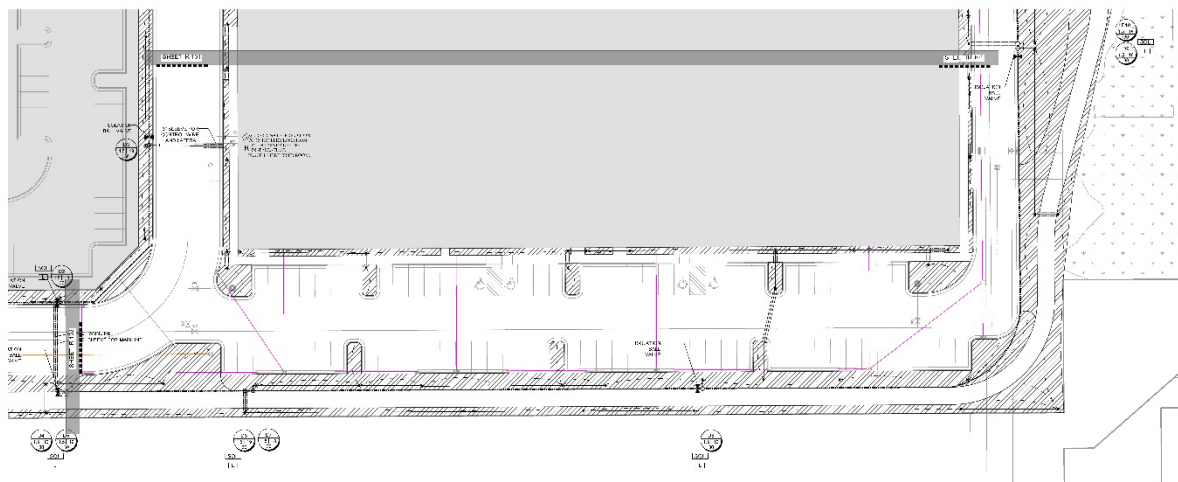
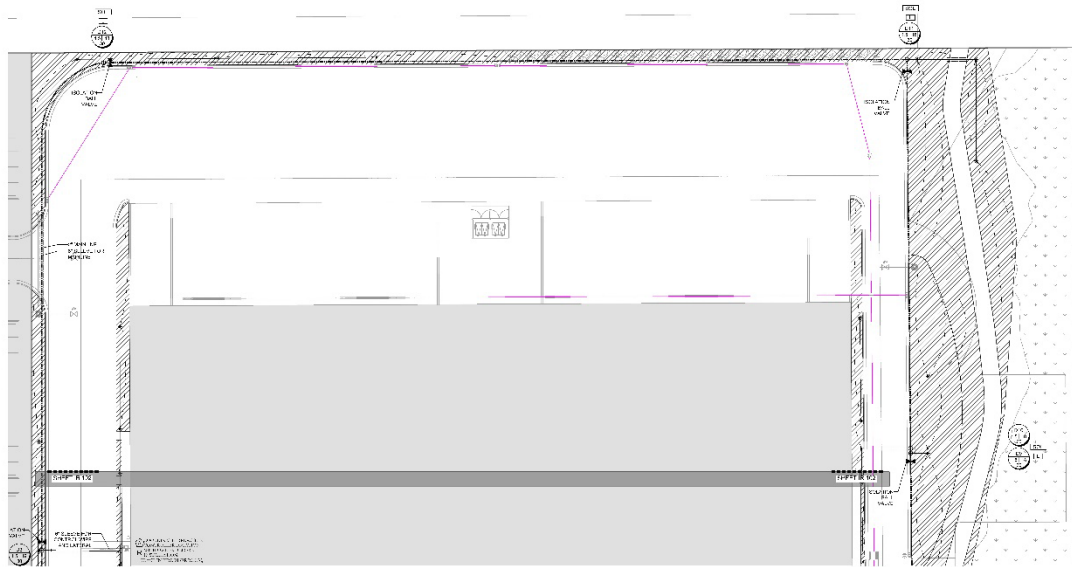
2" MAINLINE ROUTING, CONTROLLER AND P.O.C. LOCATION OVERVIEW

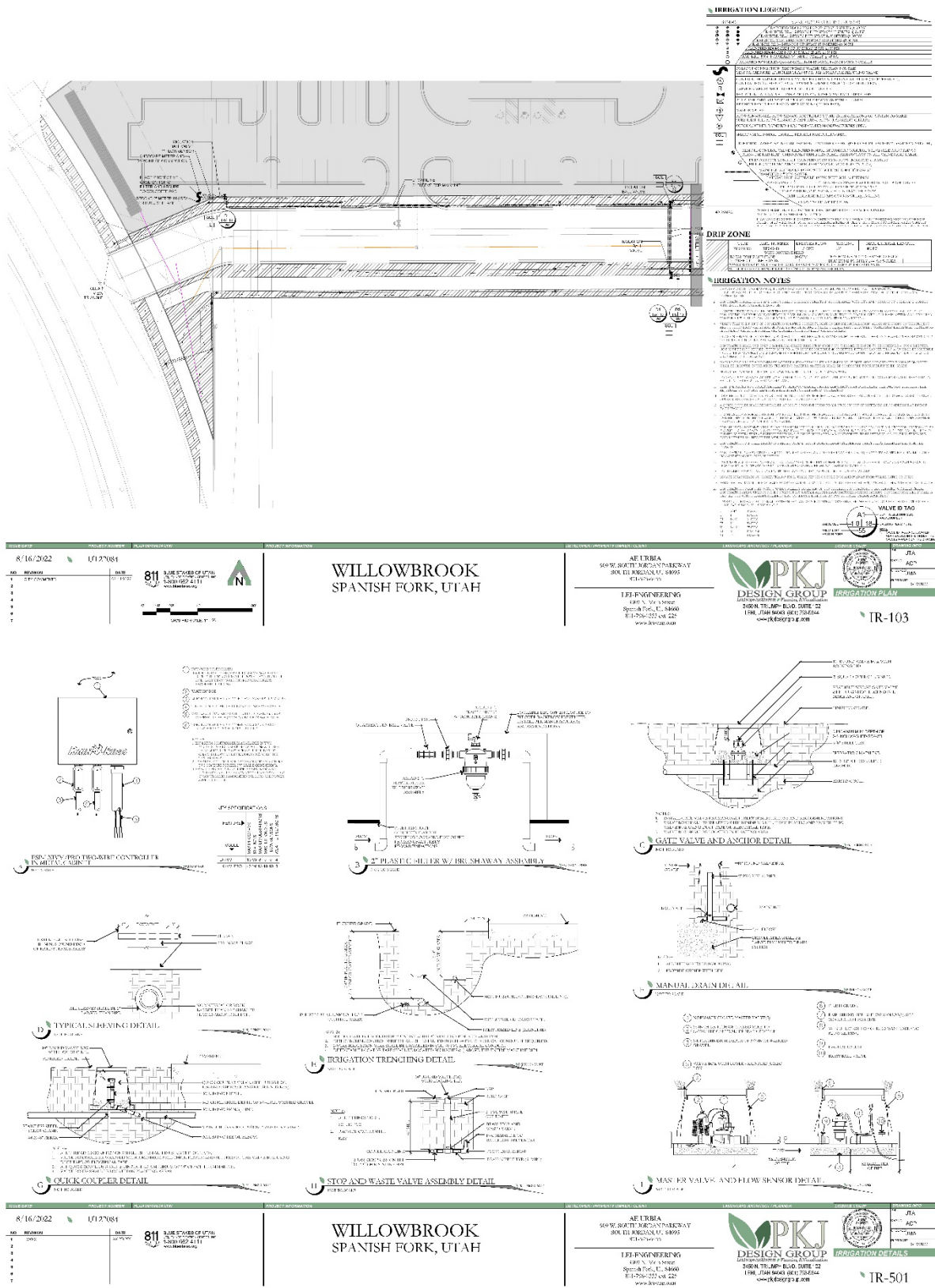
WILLOWBROOK
SPANISH FORK, UTAH

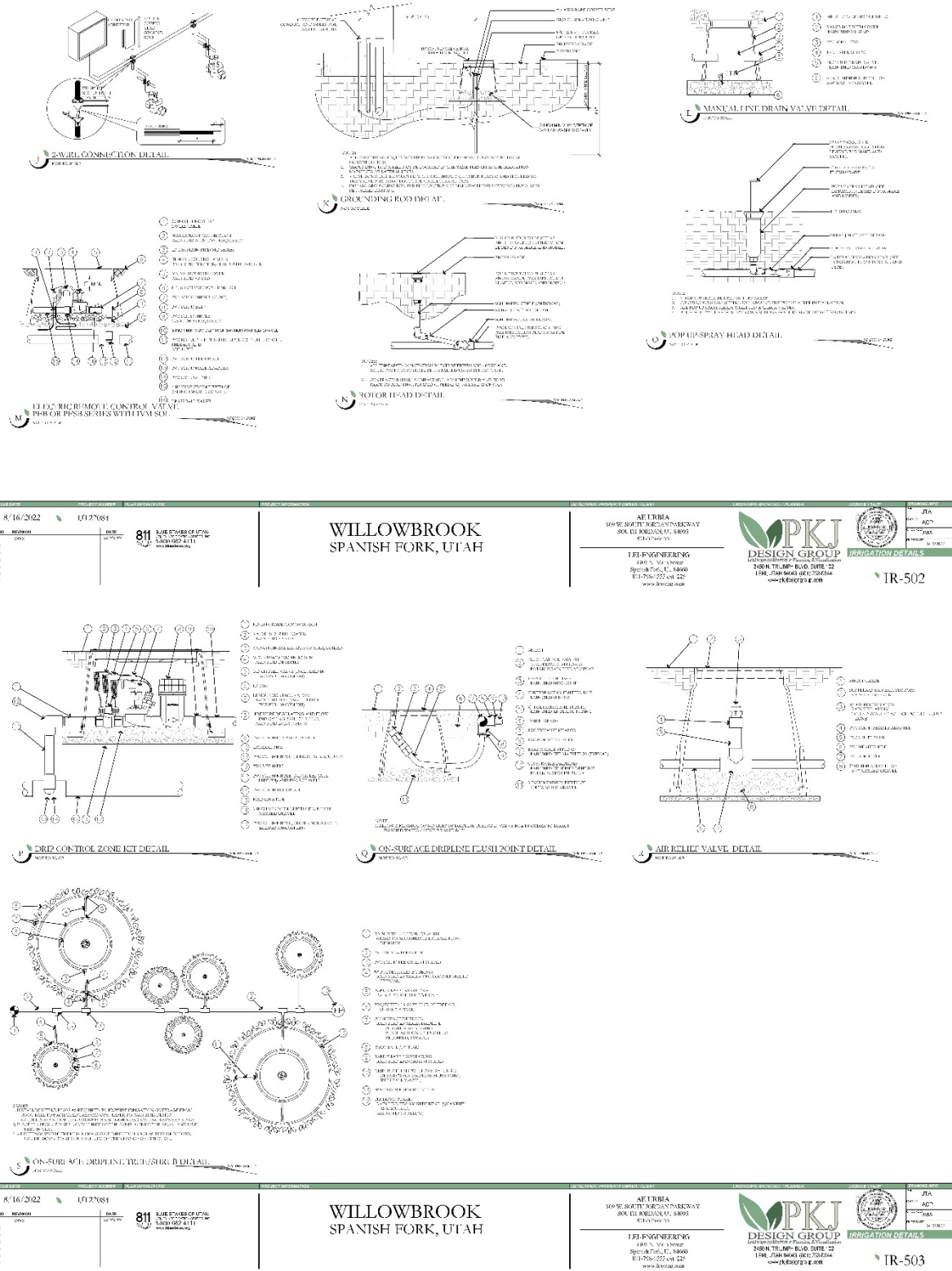
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NO. 1716/2022 REVISION 1 DATE 2/17/2022	PROJECT NUMBER 1716/2022 PLANT INFORMATION 811 1/2" = 1' AS SHOWN 1/8" = 1' AS SHOWN 1/16" = 1' AS SHOWN 1/32" = 1' AS SHOWN 1/64" = 1' AS SHOWN 1/128" = 1' AS SHOWN 1/256" = 1' AS SHOWN 1/512" = 1' AS SHOWN 1/1024" = 1' AS SHOWN 1/2048" = 1' AS SHOWN 1/4096" = 1' AS SHOWN 1/8192" = 1' AS SHOWN 1/16384" = 1' AS SHOWN 1/32768" = 1' AS SHOWN 1/65536" = 1' AS SHOWN 1/131072" = 1' AS SHOWN 1/262144" = 1' AS SHOWN 1/524288" = 1' AS SHOWN 1/1048576" = 1' AS SHOWN 1/2097152" = 1' AS SHOWN 1/4194304" = 1' AS SHOWN 1/8388608" = 1' AS SHOWN 1/16777216" = 1' AS SHOWN 1/33554432" = 1' AS SHOWN 1/67108864" = 1' AS SHOWN 1/134217728" = 1' AS SHOWN 1/268435456" = 1' AS SHOWN 1/536870912" = 1' AS SHOWN 1/1073741824" = 1' AS SHOWN 1/2147483648" = 1' AS SHOWN 1/4294967296" = 1' AS SHOWN 1/8589934592" = 1' AS SHOWN 1/17179869184" = 1' AS SHOWN 1/34359738368" = 1' AS SHOWN 1/68719476736" = 1' AS SHOWN 1/137438953472" = 1' AS SHOWN 1/274877907944" = 1' AS SHOWN 1/549755815888" = 1' AS SHOWN 1/1099511631776" = 1' AS SHOWN 1/2199023263552" = 1' AS SHOWN 1/4398046527104" = 1' AS SHOWN 1/8796093054208" = 1' AS SHOWN 1/17592186108416" = 1' AS SHOWN 1/35184372216832" = 1' AS SHOWN 1/70368744433664" = 1' AS SHOWN 1/140737488867328" = 1' AS SHOWN 1/281474977734656" = 1' AS SHOWN 1/562949955469312" = 1' AS SHOWN 1/1125899910938624" = 1' AS SHOWN 1/2251799821877248" = 1' AS SHOWN 1/4503599643754496" = 1' AS SHOWN 1/9007199287508992" = 1' AS SHOWN 1/18014398575017984" = 1' AS SHOWN 1/36028797150035968" = 1' AS SHOWN 1/72057594300071936" = 1' AS SHOWN 1/144115188600143872" = 1' AS SHOWN 1/288230377200287744" = 1' AS SHOWN 1/576460754400575488" = 1' AS SHOWN 1/1152921508801150976" = 1' AS SHOWN 1/2305843017602301952" = 1' AS SHOWN 1/4611686035204603904" = 1' AS SHOWN 1/9223372070409207808" = 1' AS SHOWN 1/18446744140818415616" = 1' AS SHOWN 1/36893488281636831232" = 1' AS SHOWN 1/73786976563273662464" = 1' AS SHOWN 1/147573953126547324928" = 1' AS SHOWN 1/295147906253094649856" = 1' AS SHOWN 1/590295812506189299712" = 1' AS SHOWN 1/1180591625012378599424" = 1' AS SHOWN 1/2361183250024757198848" = 1' AS SHOWN 1/4722366500049514397696" = 1' AS SHOWN 1/9444733000099028795392" = 1' AS SHOWN 1/18889466000190577590784" = 1' AS SHOWN 1/37778932000381155181568" = 1' AS SHOWN 1/75557864000762310363136" = 1' AS SHOWN 1/151115728001444620726272" = 1' AS SHOWN 1/302231456002889241452544" = 1' AS SHOWN 1/604462912005778482905088" = 1' AS SHOWN 1/1208925824011556965810176" = 1' AS SHOWN 1/2417851648023113931620352" = 1' AS SHOWN 1/4835703296046227863240704" = 1' AS SHOWN 1/9671406592092455726481408" = 1' AS SHOWN 1/19342813184184711452962816" = 1' AS SHOWN 1/38685626368369422905925632" = 1' AS SHOWN 1/77371252736738845811851264" = 1' AS SHOWN 1/154742505473477691623702528" = 1' AS SHOWN 1/309485010946955383247405056" = 1' AS SHOWN 1/618970021893910766494810112" = 1' AS SHOWN 1/1237940043787821532989620224" = 1' AS SHOWN 1/2475880087575643065979240448" = 1' AS SHOWN 1/4951760175151286131958480896" = 1' AS SHOWN 1/9903520350302572263916961792" = 1' AS SHOWN 1/19807040700605144527833923584" = 1' AS SHOWN 1/39614081401210289055667847168" = 1' AS SHOWN 1/79228162802420578111335694336" = 1' AS SHOWN 1/158456325604841156222671388672" = 1' AS SHOWN 1/316912651209682312445342777344" = 1' AS SHOWN 1/633825302419364624890685554688" = 1' AS SHOWN 1/1267650604838729249781371109376" = 1' AS SHOWN 1/2535301209677458499562742218752" = 1' AS SHOWN 1/5070602419354916999125484437504" = 1' AS SHOWN 1/10141204838709833998250968875008" = 1' AS SHOWN 1/20282409677419667996501937750016" = 1' AS SHOWN 1/40564819354839335993003875500032" = 1' AS SHOWN 1/81129638709678671986007751000064" = 1' AS SHOWN 1/162259277391373359932015502000128" = 1' AS SHOWN 1/324518554782746719864031004000256" = 1' AS SHOWN 1/649037109565493439728062008000512" = 1' AS SHOWN 1/1298074219130986879456124016001024" = 1' AS SHOWN 1/2596148438261973758912248032002048" = 1' AS SHOWN 1/5192296876523947517824496064004096" = 1' AS SHOWN 1/103845937530478950356499212288008192" = 1' AS SHOWN 1/207691875060957900712998424576016384" = 1' AS SHOWN 1/415383750121915801425996849152032768" = 1' AS SHOWN 1/830767500243831602851993688304065536" = 1' AS SHOWN 1/1661535000487663205703987376608131072" = 1' AS SHOWN 1/3323070000975326411407974753216262144" = 1' AS SHOWN 1/6646140001950652822815949506432524288" = 1' AS SHOWN 1/1329228000390130564
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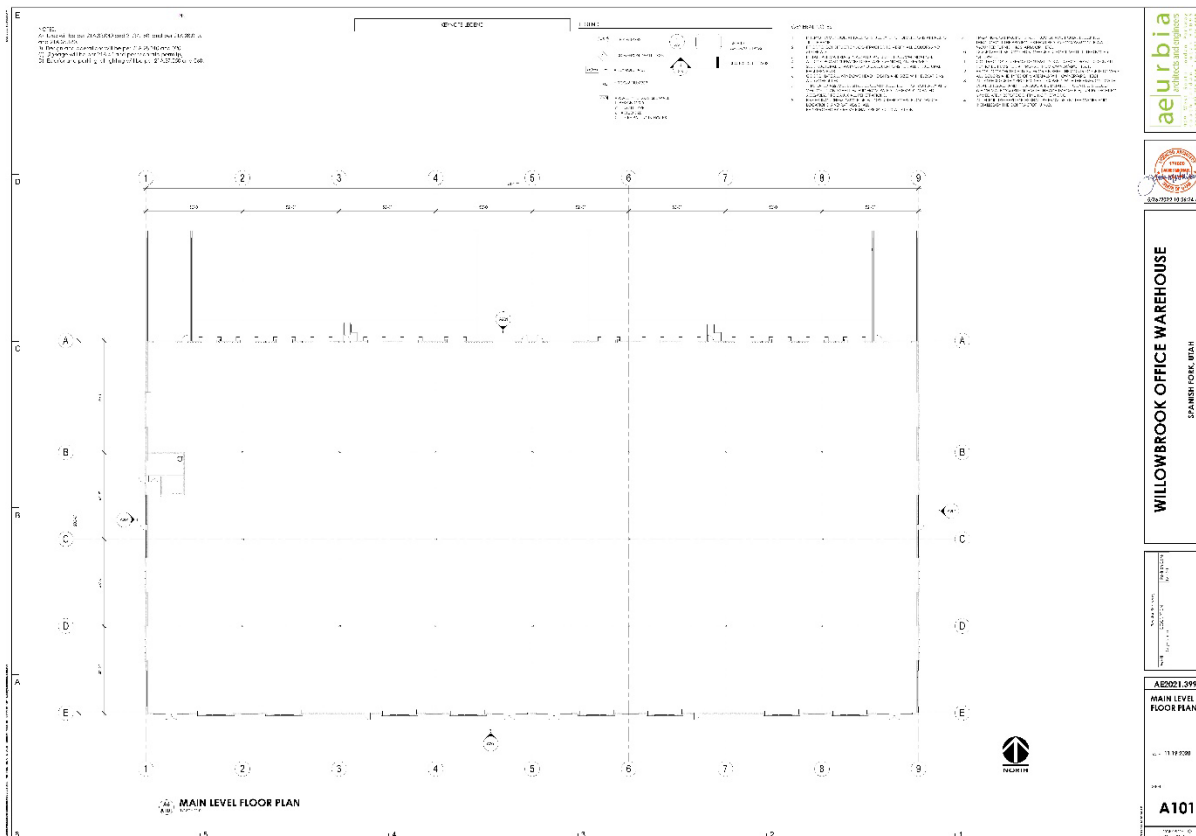


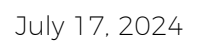














Pacific Horizon Zone Change Approval Request

July 17, 2024, Development Review Committee meeting.

Located at 1175 S Main Street, including 1.00 acres.

The subject property is currently zoned R-O.

The General Plan Land Use designation is Mixed Use.

The applicant has requested that a Zone Change to the C-2 Zone be approved.

Key Issues

1. Existing and Proposed Uses of the Property.
2. Uses Allowed in the C-2 Zone.
3. Existing Adjoining Residential Properties.

Recommendation

That the proposed Zone Change be recommended for approval based on the following finding:

Finding

1. That the proposal is consistent with the City's General Plan Land Use Map Designation.

Exhibits

1. Zone Change.



