



**Wednesday, October 9, 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**

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A. October 2, 2024

**2. Final Plat**

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A. RIVER RUN PLAT F. This proposal involves the approval of a Final Plat for 38 Townhomes and 10 Condominium units as part of a master planned development located at 850 South 260 East.

**3. Site Plan**

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A. SPANISH FORK AIRPORT HANGAR EXPANSION. This proposal involves an expansion at the Spanish Fork City airport to allow for the development of an additional hangar located at 2050 North 300 West.

B. UTAH COUNTY RECORDS STORAGE BUILDING. This proposal involves the development of an administrative building located at 3242 North 600 West.

**4. Discussion**

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A. WEST MEADOWS ANNEXATION.

B. ROOTS COFFEE.

**5. Adjourn**

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## Draft Minutes

Spanish Fork City Development Review Committee

80 South Main Street

Spanish Fork, Utah

October 2, 2024

**Staff Members Present:** **Cory Pierce**, Public Works Director; **Seth Perrins**, City Manager; **Dave Anderson**, Community Development Director; **Brandon Snyder**, Senior Planner; **David Mann**, Senior Planner; **Kasey Woodard**, Community Development Secretary; **Ian Bunker**, Associate Planner; **Vaughn Pickell**, City Attorney; **Joshua Nielsen**, Assistant City Attorney; **John Little**, Chief Building Official; **Byron Haslam**, Senior Engineer; **Marcie Clark**, Engineering Department Secretary; **Jered Johnson**, Engineering Division Manager; **Kevin Taylor**, Senior Power Utility Planner; **Jake Theurer**, Power and Light Superintendent.

**Citizens Present:** Ladd Timpson, Tate Murphey, Jake Black, Gordon Jacobson, Jackie Larson.

Cory Pierce called the meeting to order at 10:00 a.m.

### MINUTES

#### **September 26, 2024**

Seth Perrins **moved** to approve the minutes of September 26, 2024.

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

### ANNEXATIONS

#### **WEST MEADOWS AT SPANISH FORK**

Dave Anderson spoke briefly to provide an update on the location of the proposed annexation and stated that there was no protest and that the property owners are requesting to be zoned Rural Residential. He stated the proposal is within the Growth Boundary and stated there are few remaining items to be addressed with Utah County. He stated that all the property owners have expressed a desire to be annexed into the City.

Jered Johnson stated that the City's Engineering Department needs to work with Utah County on the road alignment and recommends making this road dedication a condition of approval.

Dave Anderson asked if he was referring to when the property is developed and Jered confirmed this is what he meant.

Vaughn Pickell asked for clarification on this dedication and asked if this road will be dedicated after the area is annexed into the City?

There was discussion on what the best path would be and it was decided that it would be best if the dedication happened with the annexation.

Dave Anderson provided further clarification to the applicants on what the next steps would be. He feels there are two pathways to moving forward. He stated the first option involves identifying the right-of-way needed per what Utah County says, and having the right-of-way dedicated to the City when the annexation occurs. The second option involves postponing the actual dedication of the right-of-way until development happens. He feels these options are worth a conversation.

There was further discussion on the road alignment. It was stated this will not go to the City Council until the City hears back from the County on any concerns with the peninsula.

Dave Anderson **moved** to recommend approval of the proposed Annexation based on the following findings and subject to the following conditions:

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 Rural Residential zone should be utilized at the time of annexation.

Conditions:

1. The name of the annexation on the plat needs to be changed to West Meadows at Spanish Fork.
2. That the boundary of the annexation be modified to include the right-of-way on 164 to the south.

3. That the petitioners enter into an annexation agreement with Spanish Fork City and the agreement address a need for any road dedications.
4. That Spanish Fork City receives approval from Utah County on the creation of a peninsula prior to the annexation being presented to the City Council.

Vaughn Pickell seconded and the motion passed all in favor.

## **CONCEPT REVIEW**

### **MARKETPLACE PHASE 2 CONCEPT**

Brandon Snyder stated that he is surprised by the timing of this phase. He stated the applicants are looking to do multiple phases, and this area has been discussed at length and the issues that need to be addressed, including the cleanup plan for the property before anything can really move too far forward and having additional projects be approved. He stated there have been discussions to utilize EPA funds to conduct assessments of the property. He stated this concept presents 5 additional lots, but he stated that he has questions regarding lot 2 and the kind of use that might be utilized. He invited the applicant up to speak about the concept.

Cory Pierce asked if Byron Haslam has seen a remediation plan to remove the garbage and debris from the site and Byron stated that he has seen a plan but stated that it has been a long time since they have resubmitted anything for staff review.

Dave Anderson provided an update to staff and informed staff that he received a report from David Adams roughly two weeks ago, and stated that Lance Hess is currently reviewing the report and will report back to City staff later in the week with his feedback.

Vaughn Pickell felt that there was some sort of phasing agreement and asked if staff have any details on this.

Dave Anderson feels he may be thinking of another development. He is very interested in what the applicant has to say and invited Jake Black to the podium to speak to the Committee.

Jake Black understands that the remediation plan is going to be required before any development can move forward. He stated it is their intention to work with the City on the remediation and approval of the commercial site plan. He provided a brief overview of the development including the roadway extension, connection to Overland Drive and utility

work. He stated that lots 2, 3, 4 and 5 are future conceptual lots. He stated their immediate desire is to get both the roadway and utilities in and get the site plan for lot one developed. He stated at this time they are unsure if the additional lots will be developed or sold as ready to go commercial pads. He reiterated their immediate goal is to move forward with the remediation plans, the plat, and the site plan for lot one. He stated they want to make sure they are on the right track with landscaping and parking requirements. He understands that if there is a drive thru area, that more parking will be required. He stated that he would like to have a separate conversation with the Planning department regarding a small drive thru that does not have patrons going inside like soda shops as these uses typically do not require much parking as the only parking needed is for employees.

Dave Anderson stated that he does not see any opportunity to deviate from the City's development standards, which he feels presents a very clear path forward for the applicant which entails the applicant conforming to the City's standards. He stated until the City can see what the plan is to clean up the site, there is not much the City can do to help move the development forward. He stated that if the applicants have questions regarding parking requirements to please reach out to the Planning Department to have additional discussions. He stated that if the applicants feel there is a need to propose a text amendment to the code, that this is the ideal time to present this amendment. He stated that before anything can happen at this site, a cleanup plan must be submitted and both parties be on the same page. He remarked that finding the type of businesses the applicant is seeking with smaller drive thrus, and having them find their way to the center of the project, may be challenging.

Cory Pierce stated that there has been discussion with the Engineering Department regarding Overland Drive and if there will be a need for a road through to Highway 51 outside for Expressway Lane, Marketplace Drive or connecting into any other properties developed along Highway 51. He feels that this is something that needs to be considered.

There was discussion on if this road is private or public and it was stated that it is a private road.

Jered Johnson asked why this road is private and not a public road and it was stated that phase one that was approved and constructed already included the first portion of that as a private road way. He feels that if this is going to be developed new, there should be a discussion on making this a public road.

Seth Perrins does not disagree with this suggestion of it being a public road. He asked if engineering would want a connection that close to Expressway Lane and Jered stated that he would.

Jered Johnson stated that it is not in the City standards to allow private roads but this road has a different history.

Jake Black asked if the road is required to be public, if it would require a standard commercial cross section and it was stated it would require a local commercial cross section. He then thanked the Committee for their feedback.

### **OTHER DISCUSSION**

### **DEVELOPMENT DISCUSSION**

Staff adjourned.

Dave Anderson moved to adjourn the meeting at 10:30 a.m.

Adopted:

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**Kasey Woodard**  
Community Development Division  
Secretary



The image contains a detailed final plat map for a residential development. The map shows a large rectangular site with a grid of lots, streets, and utility lines. Key streets include 800 South, 260 East, and 800 South 260 East. The map includes a legend, notes, and a vicinity map. To the right of the main map is a 'SURVEYOR'S CERTIFICATE' and an 'OWNER'S DEDICATION' form. Below these is an aerial photograph of the site with a yellow overlay indicating the proposed development area. A north arrow and scale are also present.

**River Run Plat F  
Final Plat Approval Request**

October 9, 2024, Development Review Committee meeting.

Located at approximately 850 South 260 East, including 3.73 acres.

The subject property is zoned R-3.

The applicant has requested that a Final Plat with 48 residential units as part of a Master Planned Development be approved. This phase includes 38 townhome units and 10 condominium units.

**Key Issues**

- 1. Preliminary Plat.
- 2. Utilities.
- 3. Access.
- 4. Agreement with City/Annexation.
- 5. Greenbelt Rollback Taxes.

**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 General Plan Designation and Zoning Map.
- 2. That the application is consistent with the approved Preliminary Plat.

**Conditions**

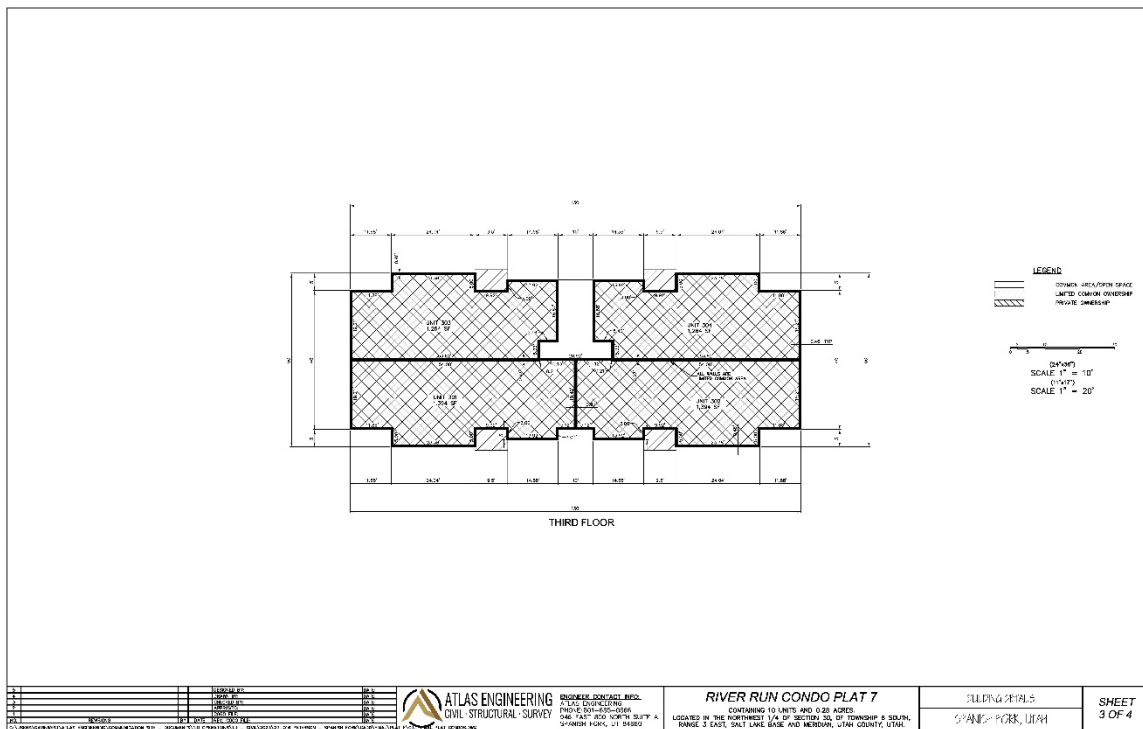
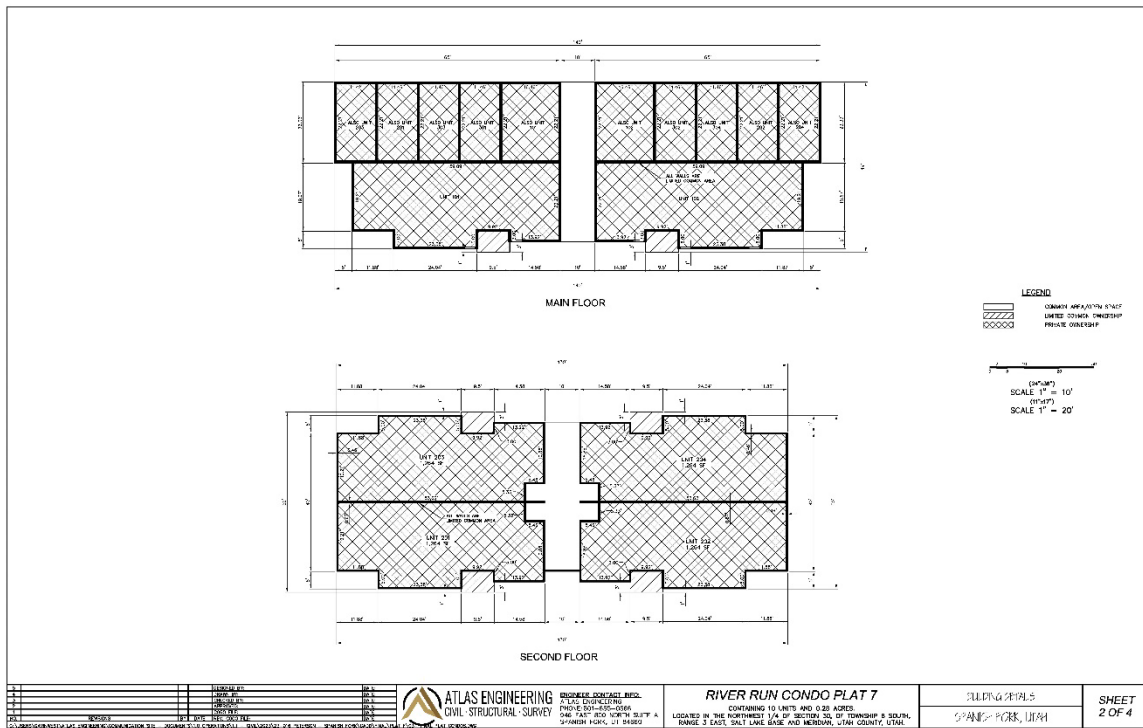
- 1. That the applicant meets the City's Development and Construction standards, zoning requirements, and other applicable City ordinances.
- 2. That the applicant addresses any red-lines.
- 3. That the applicant meets the conditions of previous approvals and agreements.

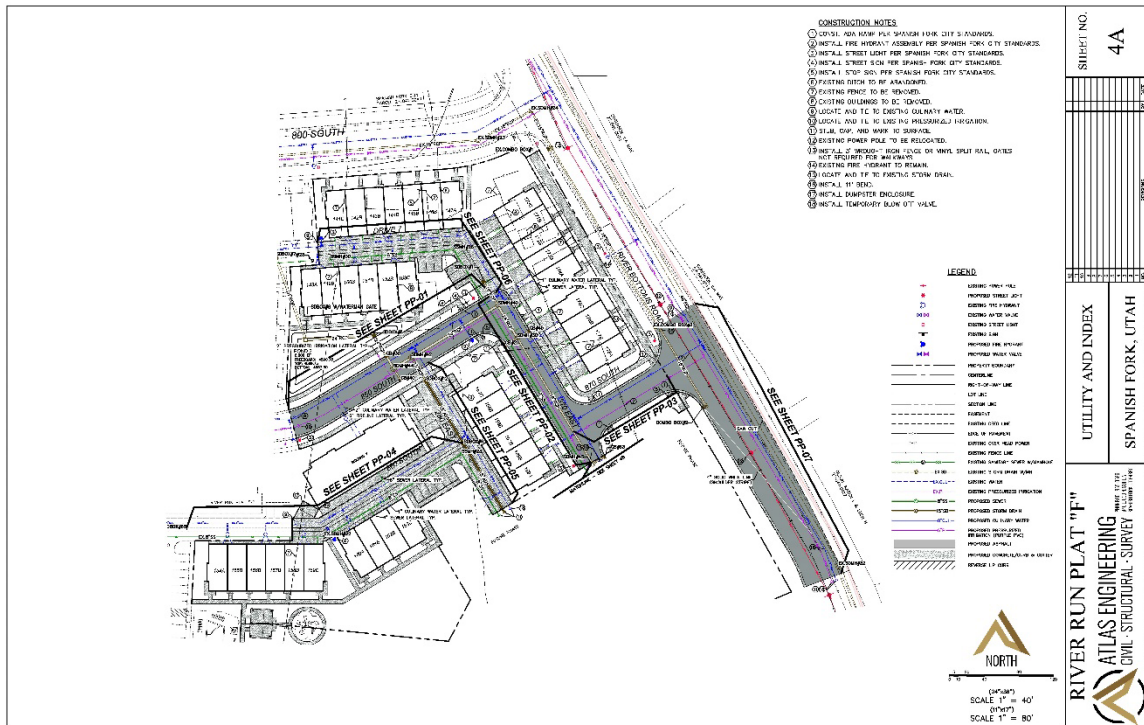
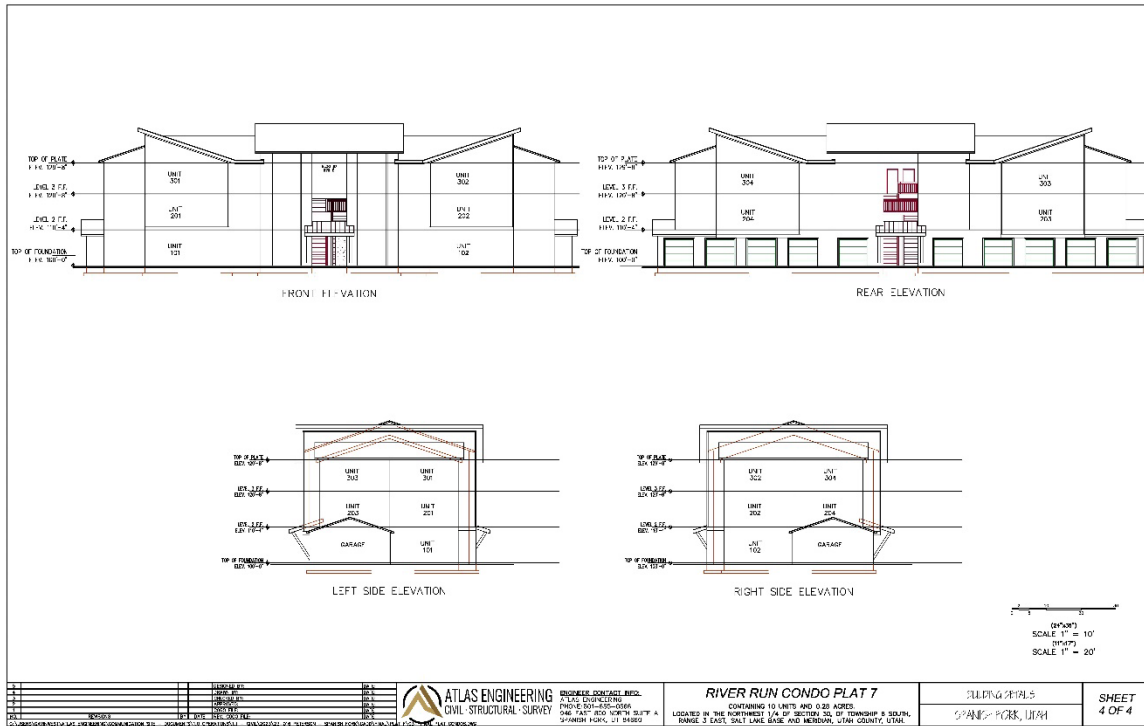
**Exhibits**

- 1. Final Plat and Civil Plans.
- 2. Landscaping Plan.





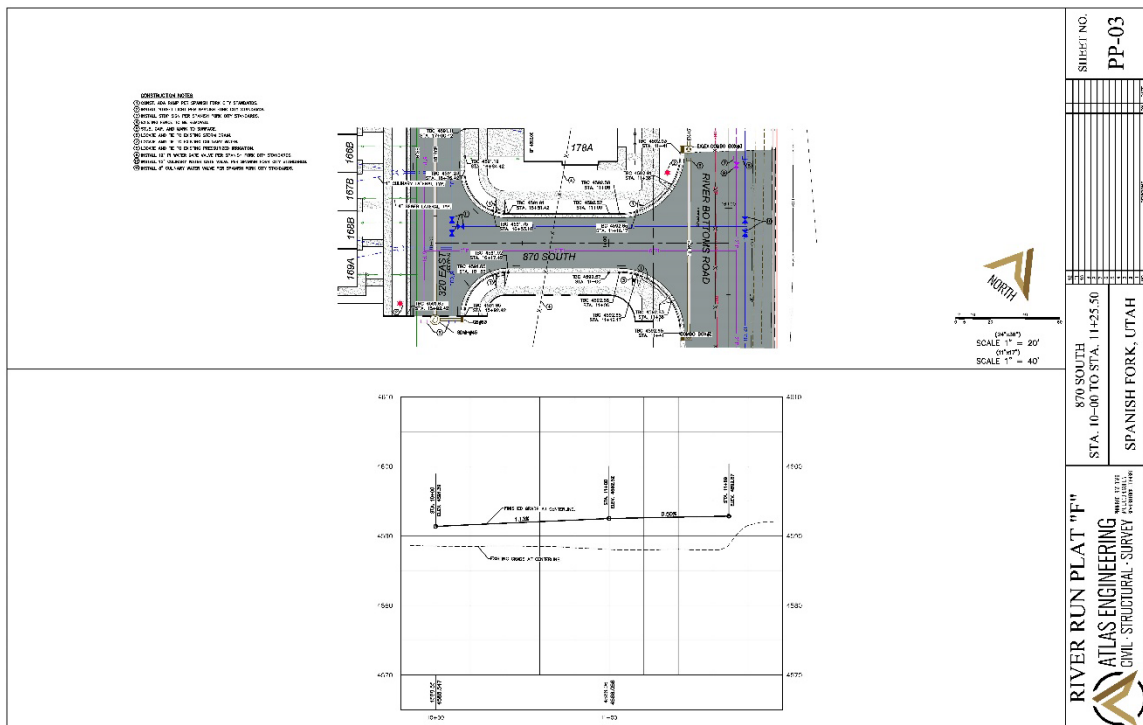
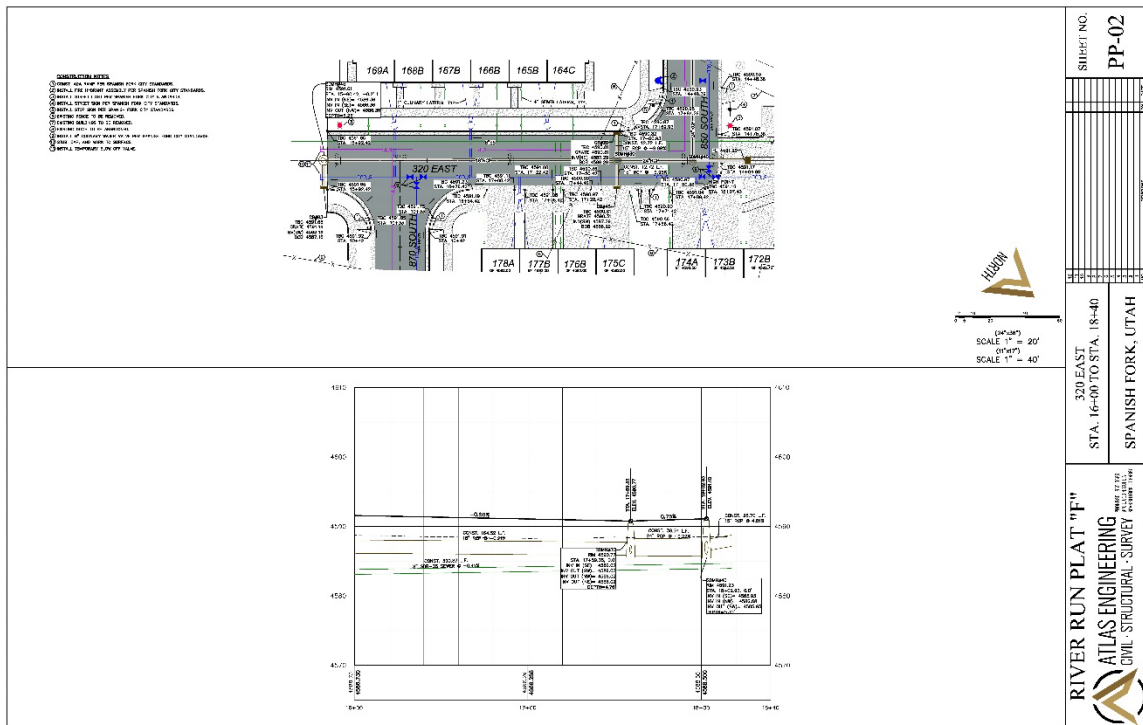


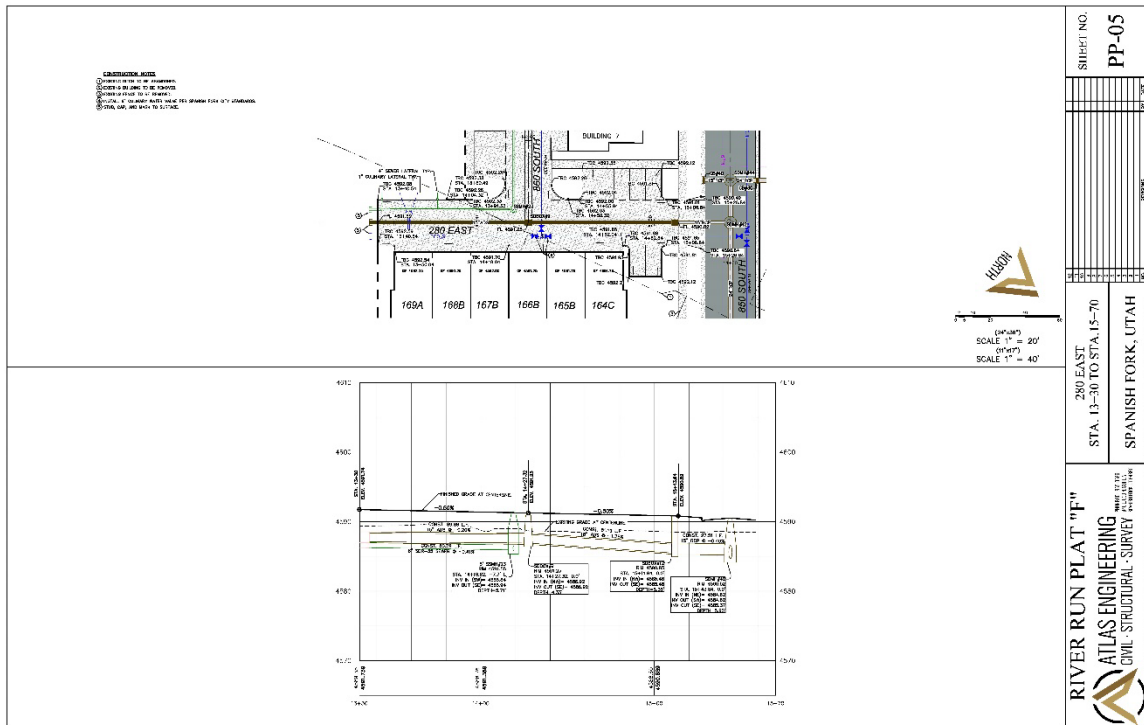
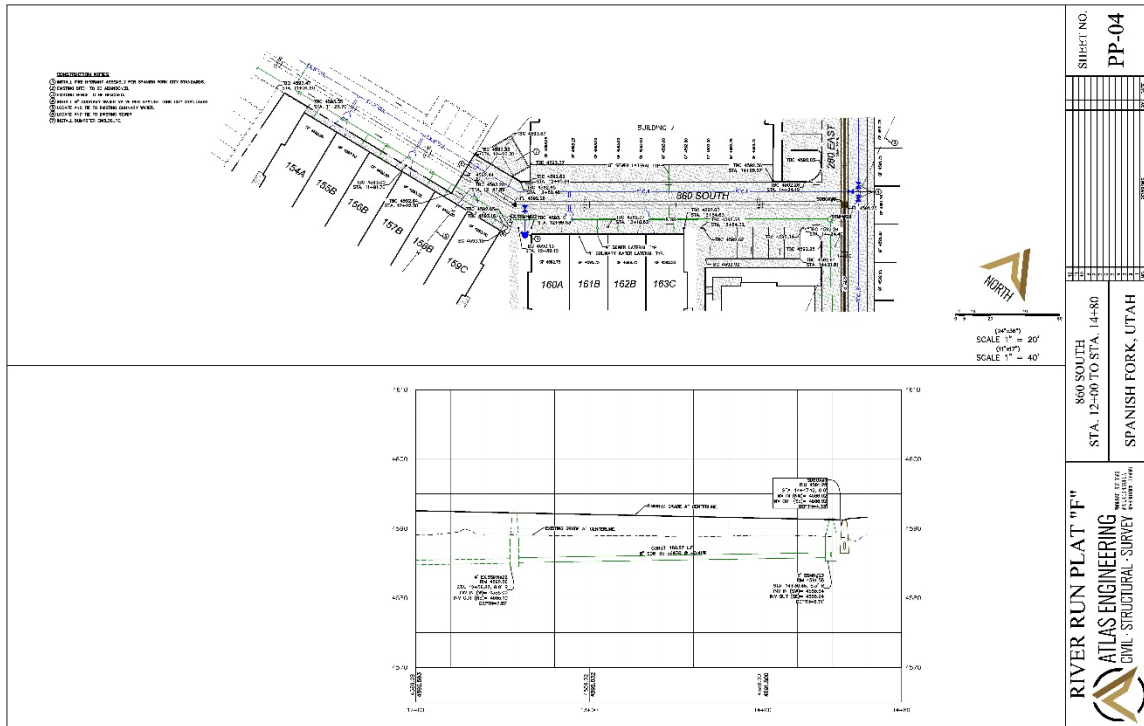


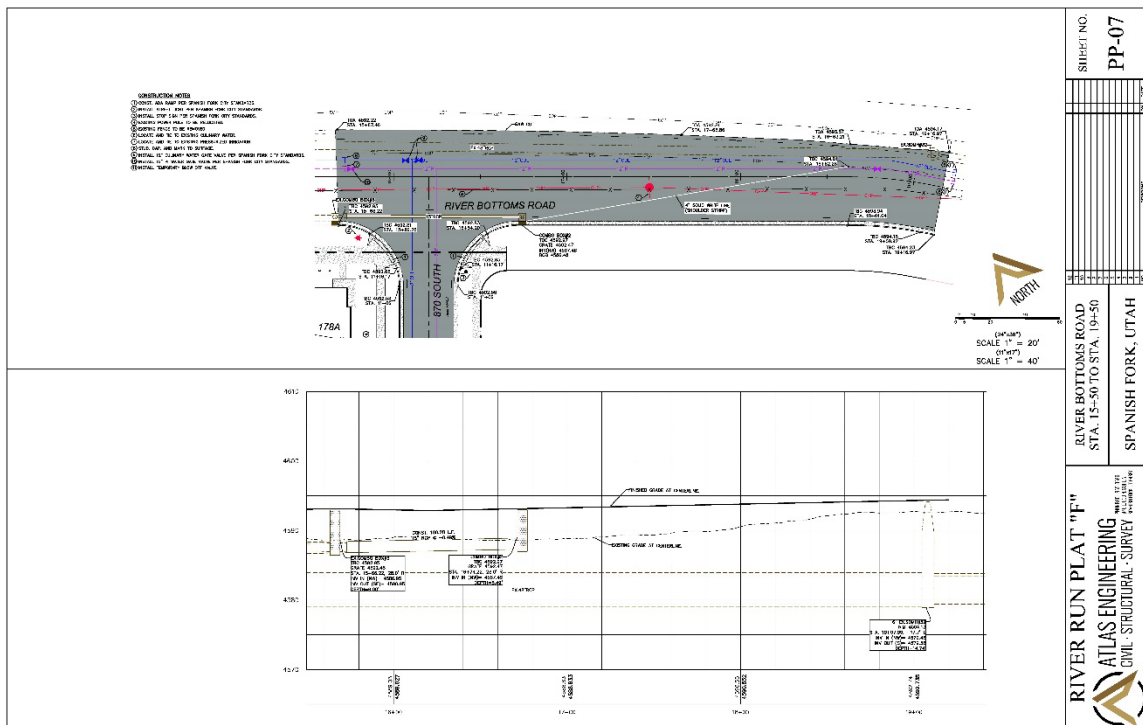


















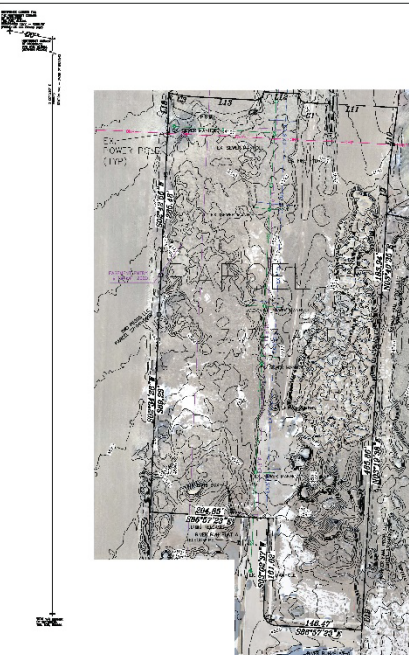
NARRATIVE TO MODEL 1

1. THE SURVEY IS BEING MADE FOR THE PURPOSE OF DIVIDING THE LAND DESCRIBED IN THE ABOVE LISTED INSTRUMENT INTO TWO EQUAL PARTS...

NARRATIVE TO MODEL 2

1. THE SURVEY IS BEING MADE FOR THE PURPOSE OF DIVIDING THE LAND DESCRIBED IN THE ABOVE LISTED INSTRUMENT INTO TWO EQUAL PARTS...

SHHEET NO. 2 of 4
A.L.T.A.N.'S P.S. LAND TITLE SURVEY SPANISH FORK, UTAH
RIVER RUN SF, LLC
ATLAS ENGINEERING & SURVEYING, L.L.C.



AS SURVEYED PARCEL 3 DESCRIPTION
BEGINNING AT A POINT LOCATED NORTH 00°13'00" WEST 10°00.00 FEET ALONG THE SECTION 1/4 AND EAST 677.44 FEET FROM THE WEST QUARTER CORNER OF SECTION 30...

THE NARRATIVE, RECORD DESCRIPTIONS AND TITLE REPORT EXCEPTS FOR PARCEL 3 ARE SHOWN ON SHEET 4

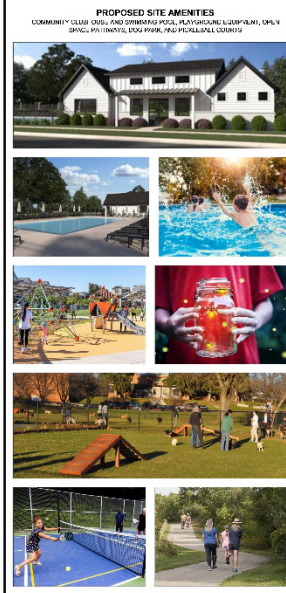
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Table with 2 columns: LINE NUMBER and BEARING. It lists line bearings for the survey.

LEGEND
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DISTANCE
BEARING
CHORD BEARS
CURVE RADIUS
CURVE CENTER
CURVE POINTS
CURVE TANGENT
CURVE CHORD
CURVE AREA
CURVE PERIMETER
CURVE VOLUME

SHHEET NO. 3 of 4
A.L.T.A.N.'S P.S. LAND TITLE SURVEY SPANISH FORK, UTAH
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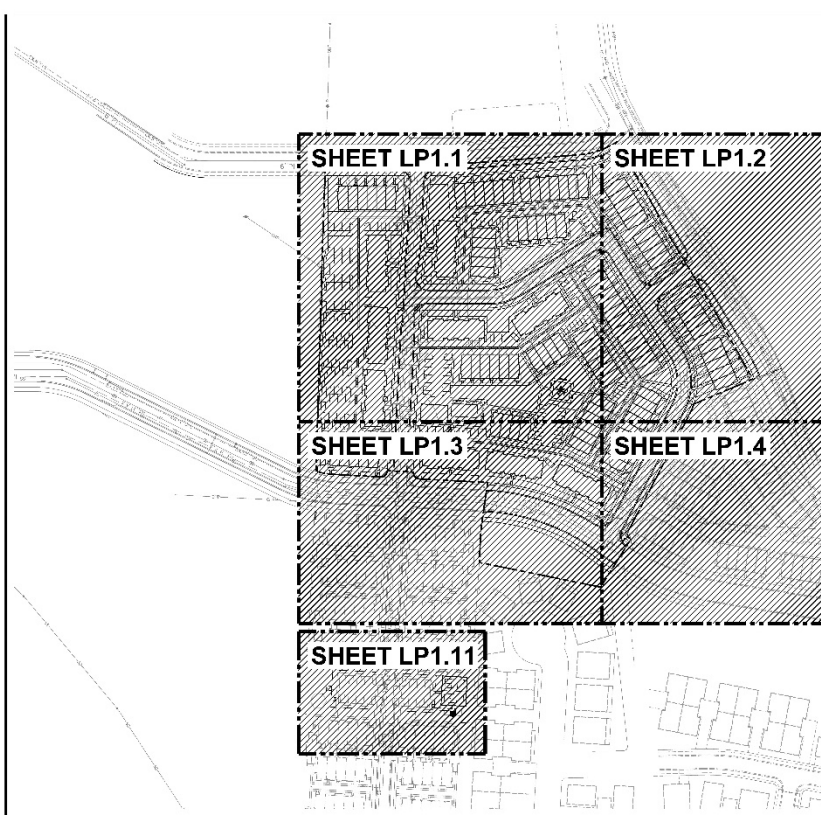
**LDG**

**RIVER RUN**  
FINAL PLAT APPLICATION  
SPANISH FORK, UTAH

**PLANNING DEPARTMENT**  
150 SOUTH MAIN STREET, SUITE 200  
SPANISH FORK, UT 84403

DATE	10/09/2024
REVISION	01 - 10/09/24
DESIGNED BY	JAC
CHECKED BY	JAC
SCALE	1" = 10'
PROJECT	150 SOUTH MAIN STREET, SUITE 200

**LP1.0a**



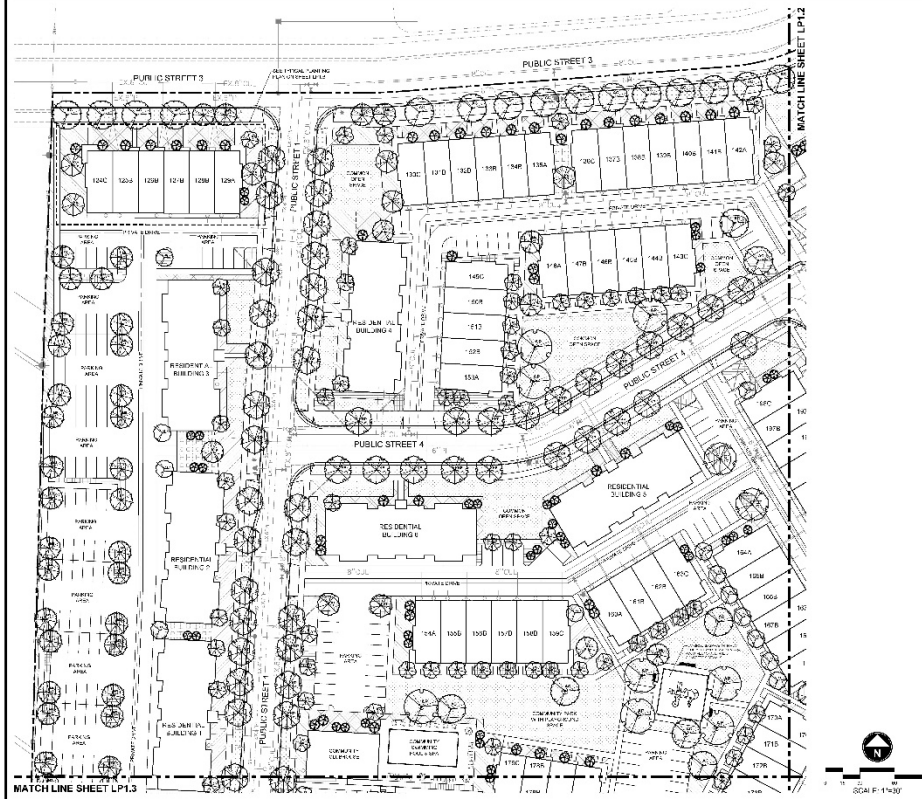
**LDG**

**RIVER RUN**  
FINAL PLAT APPLICATION  
SPANISH FORK, UTAH

**PLANNING DEPARTMENT**  
150 SOUTH MAIN STREET, SUITE 200  
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SCALE	1" = 10'
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**LP1.0**



**TREE LEGEND**

**ORIENTED TREE LEGEND**

**UNORIENTED TREE LEGEND**

**LANDSCAPE LEGEND**

**NOTES TO CONSTRUCTION**

**SCALE: 1/8" = 1'-0"**

**LDG**

**RIVER RUN**  
FINAL PLAT APPLICATION

**LANDSCAPE PLAN**

**LP1.1**



**TREE LEGEND**

**ORIENTED TREE LEGEND**

**UNORIENTED TREE LEGEND**

**LANDSCAPE LEGEND**

**NOTES TO CONSTRUCTION**

**SCALE: 1/8" = 1'-0"**

**LDG**

**RIVER RUN**  
FINAL PLAT APPLICATION

**LANDSCAPE PLAN**

**LP1.2**





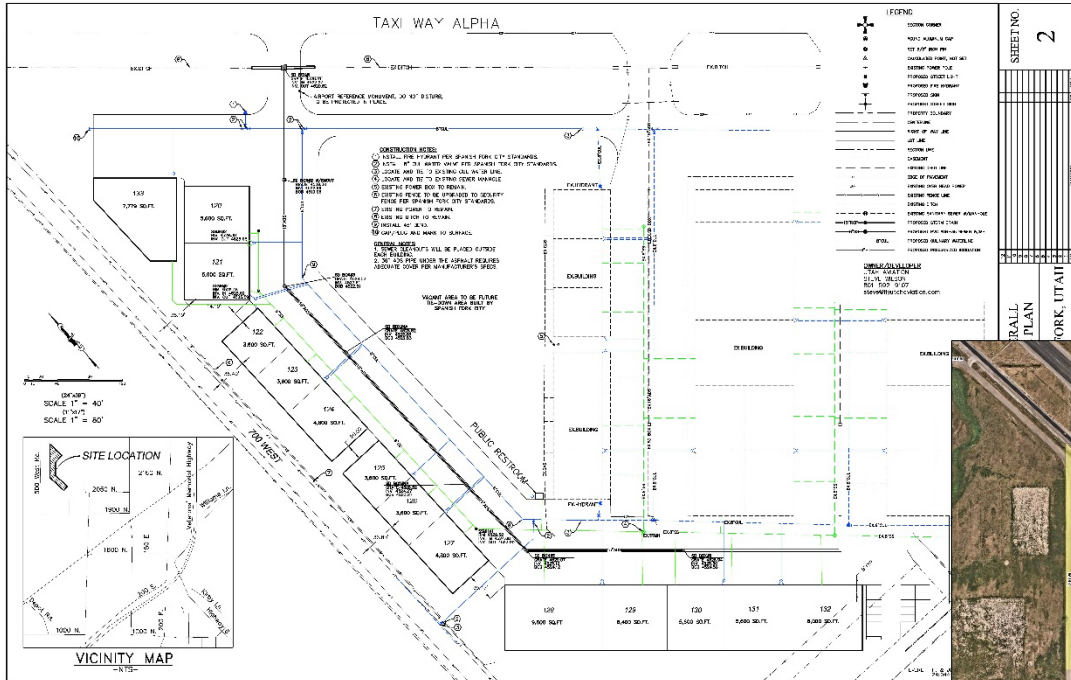








**SPANISH FORK**  
COMMUNITY DEVELOPMENT



**Spanish Fork Airport Hangar Expansion Site Plan Approval Request**

October 9, 2024, Development Review Committee meeting.

Located at approximately 2050 North 300 West, including 21.5 acres.

The subject property is zoned I-1.

The applicant has requested that a Site Plan for an additional hangar be approved.

**Key Issues**

1. Utilities.
2. Improvements.
3. Building Elevations.

**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 General Plan land use 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.

**Exhibits**

1. Site Plan.
2. Building Elevations.

# SPANISH FORK AIRPORT HANGARS

## SITE PLAN SPANISH FORK, UTAH NOVEMBER 2023

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### -SHEET INDEX-

SHEET	SHEET NAME
1	COVER
2	OVERALL SITE PLAN
3	GRADING PLAN
4	EXISTING TOPOGRAPHY
5	FIFTEEN MINUTE FLOOD RISK MAP
6	FIRE ACCESS PLAN
7	LAT/LONG FOR FAA CLEARANCE

D1-01 DETAIL SHEET 1  
 D1-02 DETAIL SHEET 2  
 D1-03 DETAIL SHEET 3

**GENERAL NOTES:**

- CONTRACTOR TO FIELD VERIFY HORIZONTAL AND VERTICAL LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF CONSTRUCTION, AND REPORT ANY DISCREPANCIES TO THE ENGINEER.
- ANY AND ALL DISCREPANCIES IN THESE PLANS ARE TO BE BROUGHT TO THE ENGINEER'S ATTENTION PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- BEFORE PROCEEDING WITH THIS WORK, THE CONTRACTOR SHALL CAREFULLY CHECK AND VERIFY ALL CONDITIONS, QUANTITIES, DIMENSIONS, AND GRADE ELEVATIONS, AND SHALL REPORT ALL DISCREPANCIES TO THE ENGINEER.
- ALL DRINKING WATER AND PRESSURIZED IRRIGATION LINES UP TO AND INCLUDING THE METER, ALL SANITARY SEWER MAINS, ALL FIBER OPTIC NETWORKS, AND ALL FIBER AND S/D COMMUNICATION SERVICE LINES UP TO THE MAST OR OVERHEAD INSTALLATIONS AND TO THE TOP OF THE METER BASE FOR UNDERGROUND INSTALLATIONS ARE DESIGNATED TO SPANISH FORK CITY.
- ALL CONSTRUCTION WILL CONFORM TO SPANISH FORK CITY CONSTRUCTION STANDARDS.



**VICINITY MAP**  
-N15-



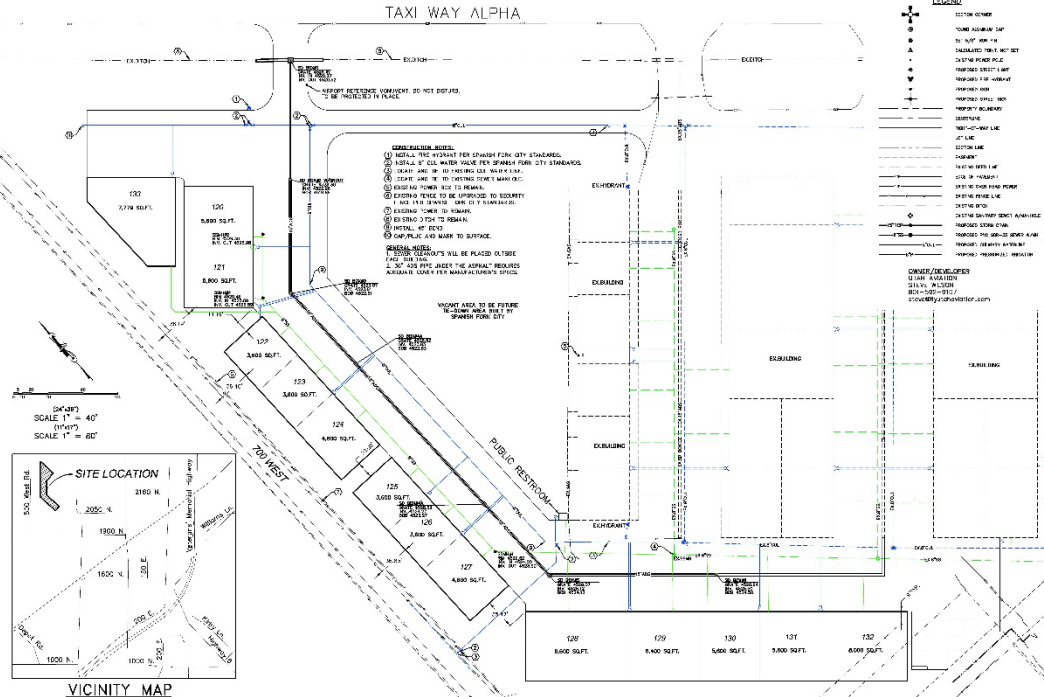
**SPANISH FORK AIRPORT HANGARS**

**ATLAS ENGINEERING L.L.C.**

OWNER/DEVELOPER  
DREW WILSON  
STEVE WILSON  
801-542-8107  
steve@atlas-engineer.com

PHONE: 801-542-8000  
FAX: 801-542-7000  
340 EAST 300 NORTH, SUITE A  
SPANISH FORK, UT 84605

**TAXI WAY ALPHA**



**VICINITY MAP**  
-N15-

**LEGEND**

- SECTION NUMBER
- TOUR NUMBER (1P)
- TOUR NUMBER (2P)
- TOUR NUMBER (3P)
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OWNER/DEVELOPER  
DREW WILSON  
STEVE WILSON  
801-542-8107  
steve@atlas-engineer.com

SCALE 1" = 40'  
SCALE 1" = 80'

**SHEET NO. 2**

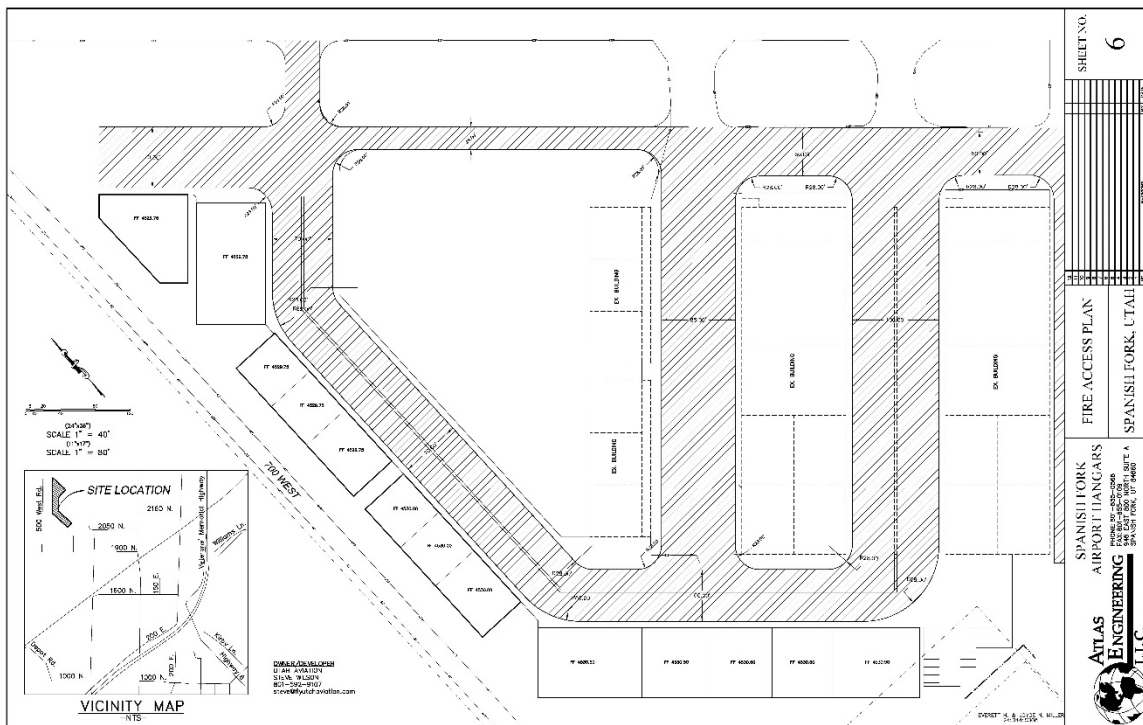
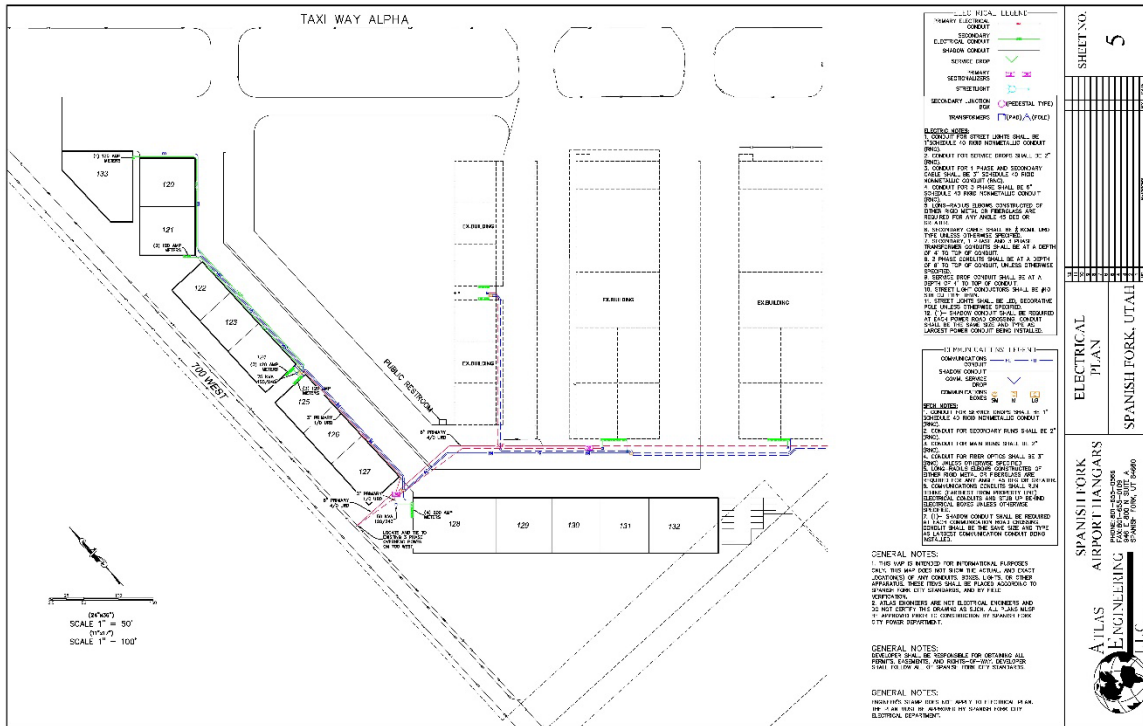
**SPANISH FORK AIRPORT HANGARS**

**OVERALL SITE PLAN**

**SPANISH FORK, UTAH**

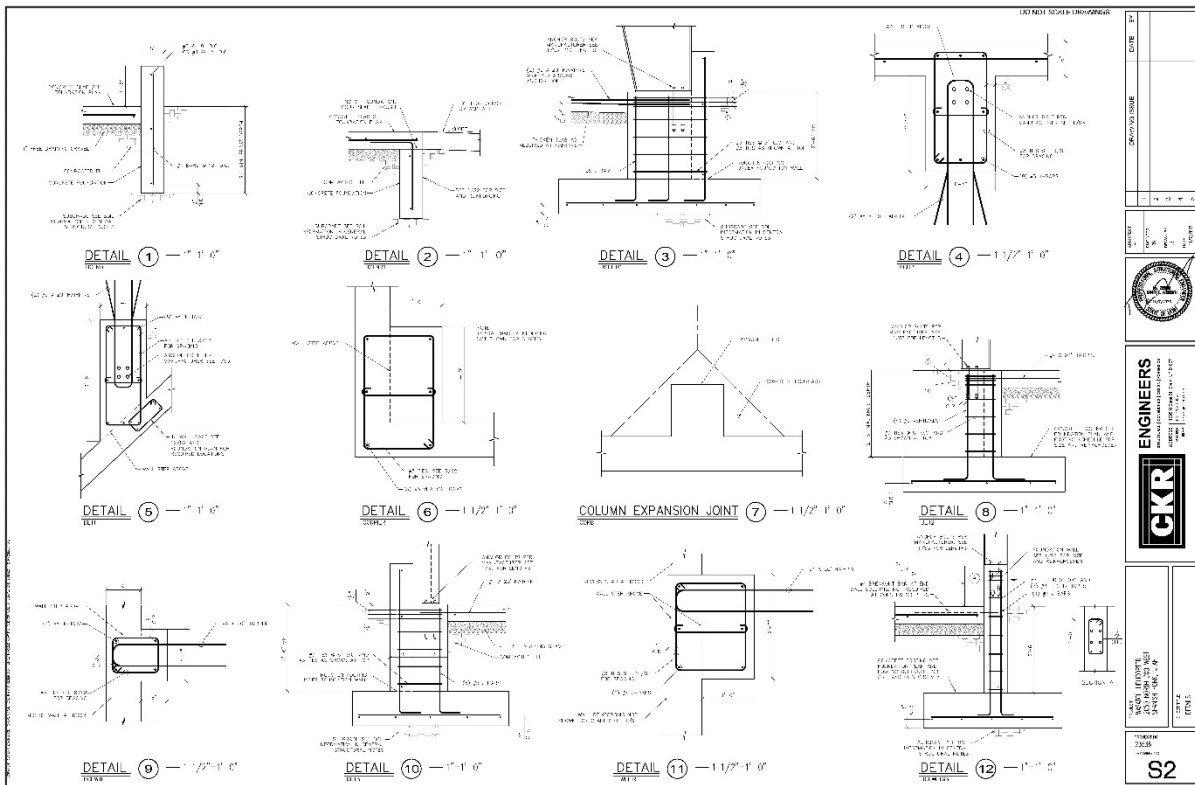
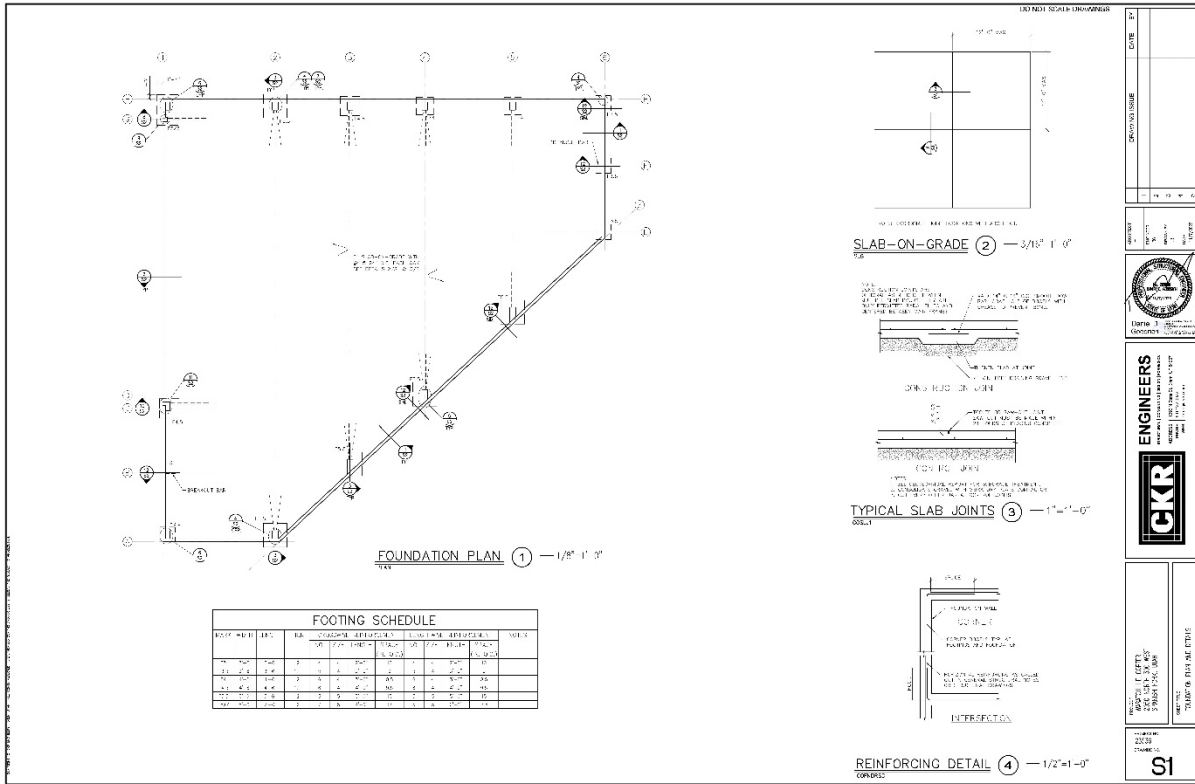
**ATLAS ENGINEERING L.L.C.**



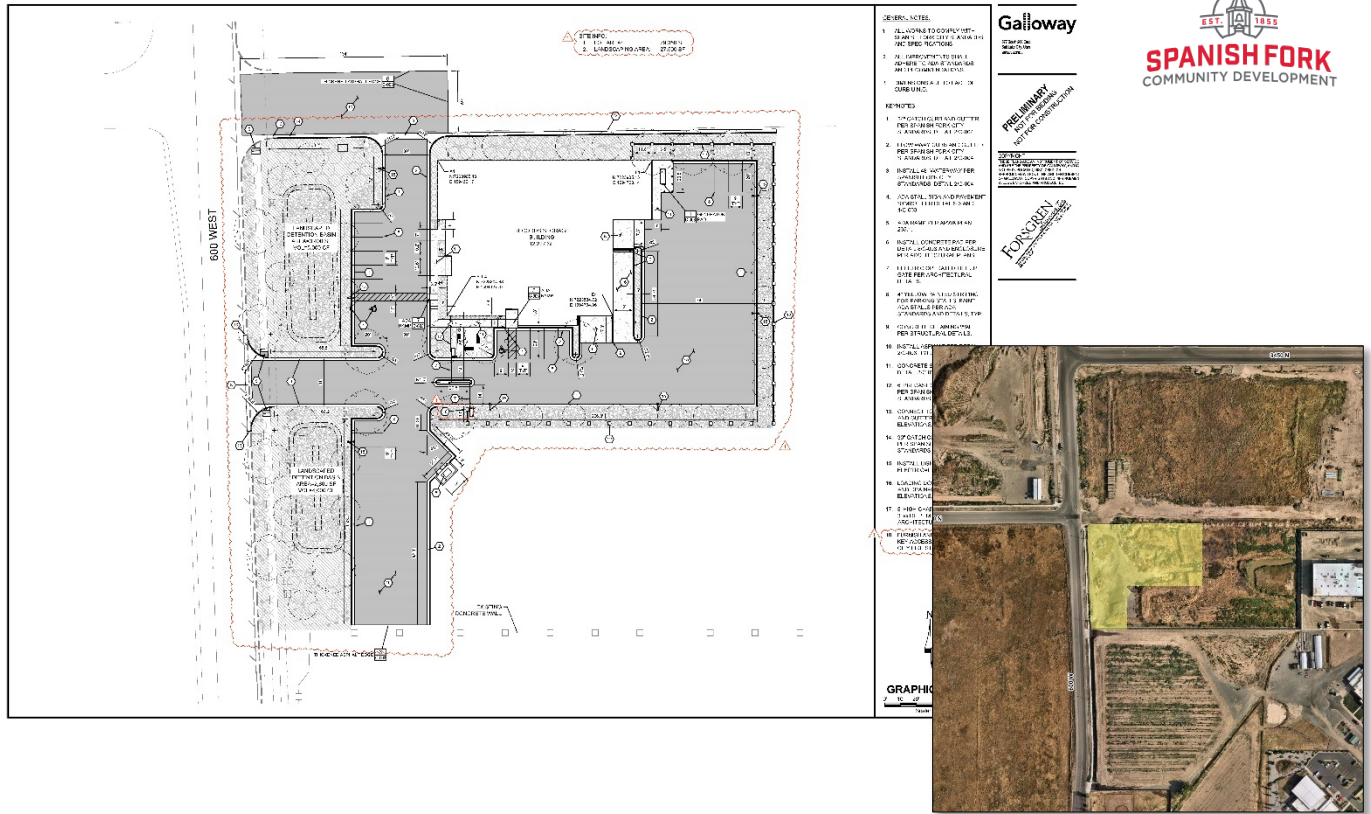












**Utah County Records Storage Building Site Plan Approval Request**

October 9, 2024, Development Review Committee meeting.  
 Located at approximately 3242 North 600 West, including 1.82 acres.  
 The subject property is zoned I-1.  
 The applicant has requested that a Site Plan be approved.

**Key Issues**

- 1. Power.
- 2. Pioneering Agreement.
- 3. Utilities.
- 4. Photometric Lighting Plan.

**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 General Plan land use 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.

**Exhibits**

- 1. Site Plan.
- 2. Building Elevations.
- 3. Landscaping.





**Galloway**  
CONSULTING ENGINEERS  
1000 N. 1000 W.  
SALT LAKE CITY, UT 84119

**PRELIMINARY**  
NOT FOR CONSTRUCTION

**FORSYTH**  
ENGINEERS ARCHITECTS

UTAH COUNTY RECORD STORAGE  
UTAH COUNTY PUBLIC WORKS  
2750 North 100 West,  
Spanish Fork, UT 84643

DATE: 10/11/24

**C-005**

**Galloway**  
CONSULTING ENGINEERS  
1000 N. 1000 W.  
SALT LAKE CITY, UT 84119

**PRELIMINARY**  
NOT FOR CONSTRUCTION

**FORSYTH**  
ENGINEERS ARCHITECTS

UTAH COUNTY RECORD STORAGE  
UTAH COUNTY PUBLIC WORKS  
2750 North 100 West,  
Spanish Fork, UT 84643

DATE: 10/11/24

**C-010**

**NOTED REVISIONS**

- PORTABLE TOilet MUST BE PLACED TO THE VESTIBULE, UNLESS THE OWNER ONLY PROTECTS THE EDGE OF THE SITE.
- CONCRETE WASH OUT DRAINAGE SHALL BE 18\"/>

**UTILITY NOTES**

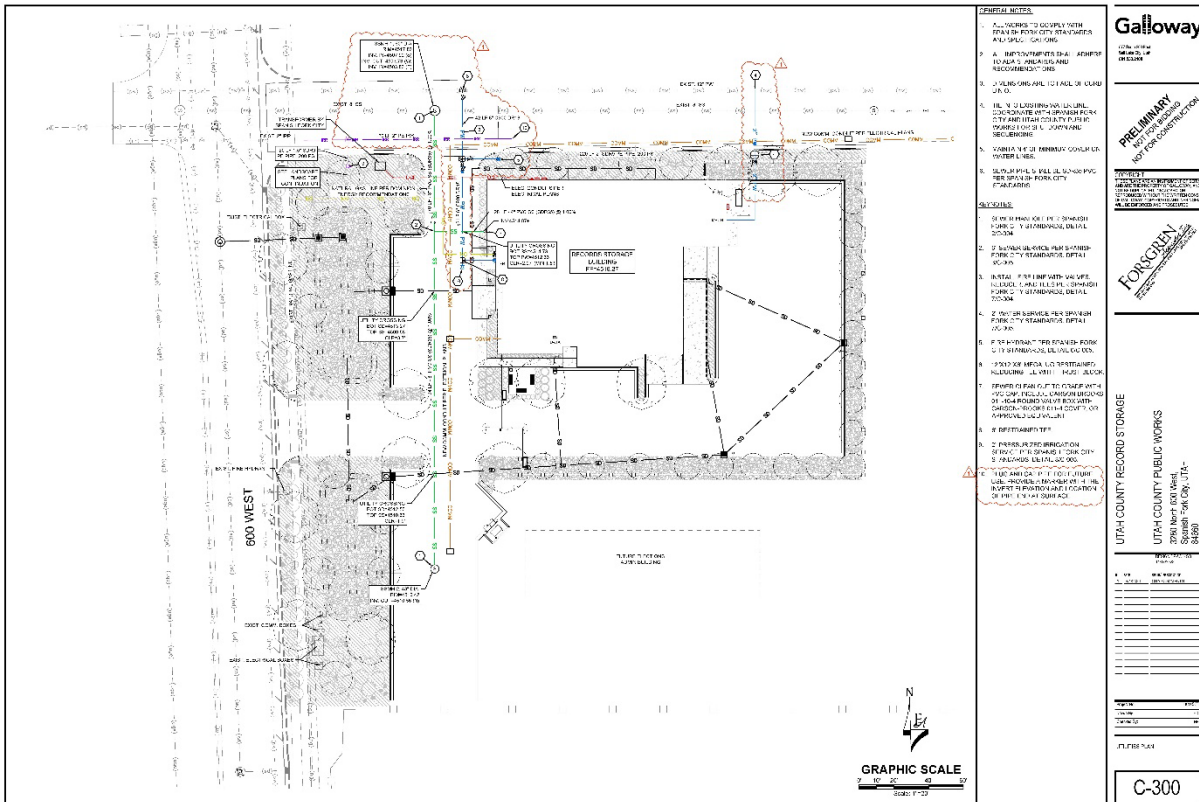
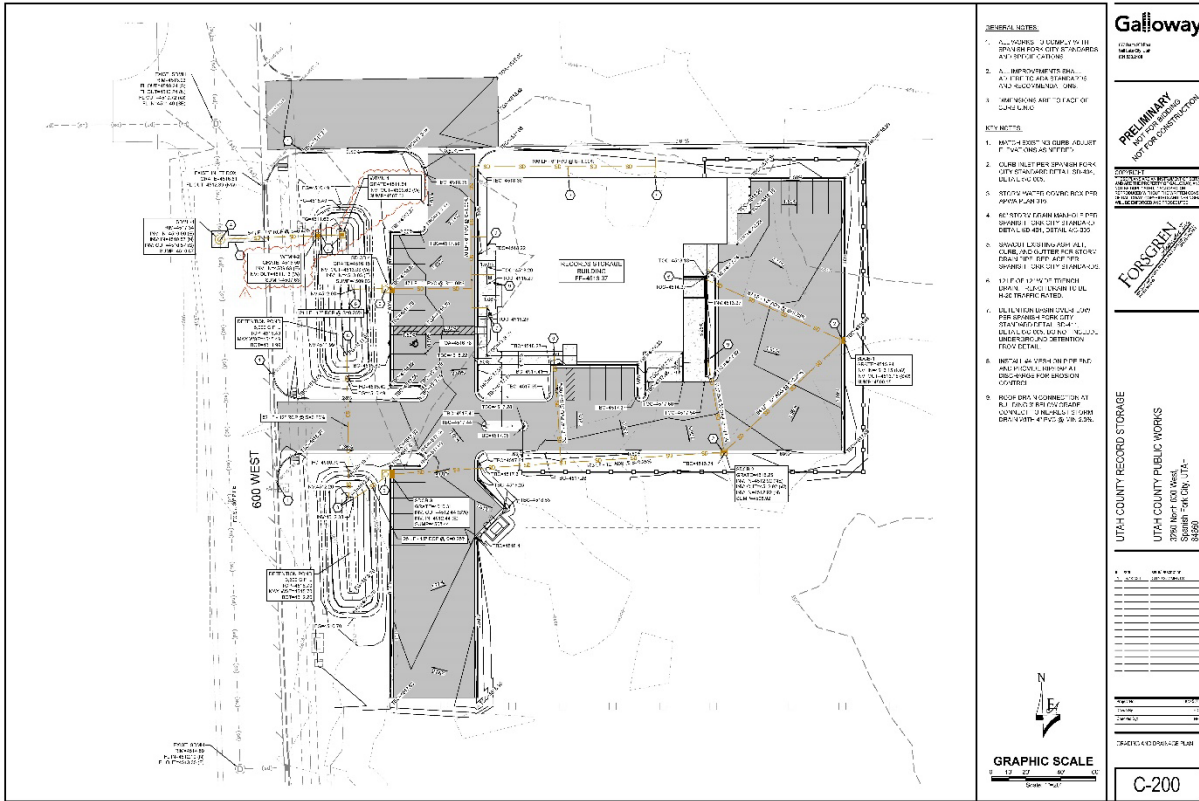
- CONCRETE THRUST BLOCK SHALL BE 18\"/>

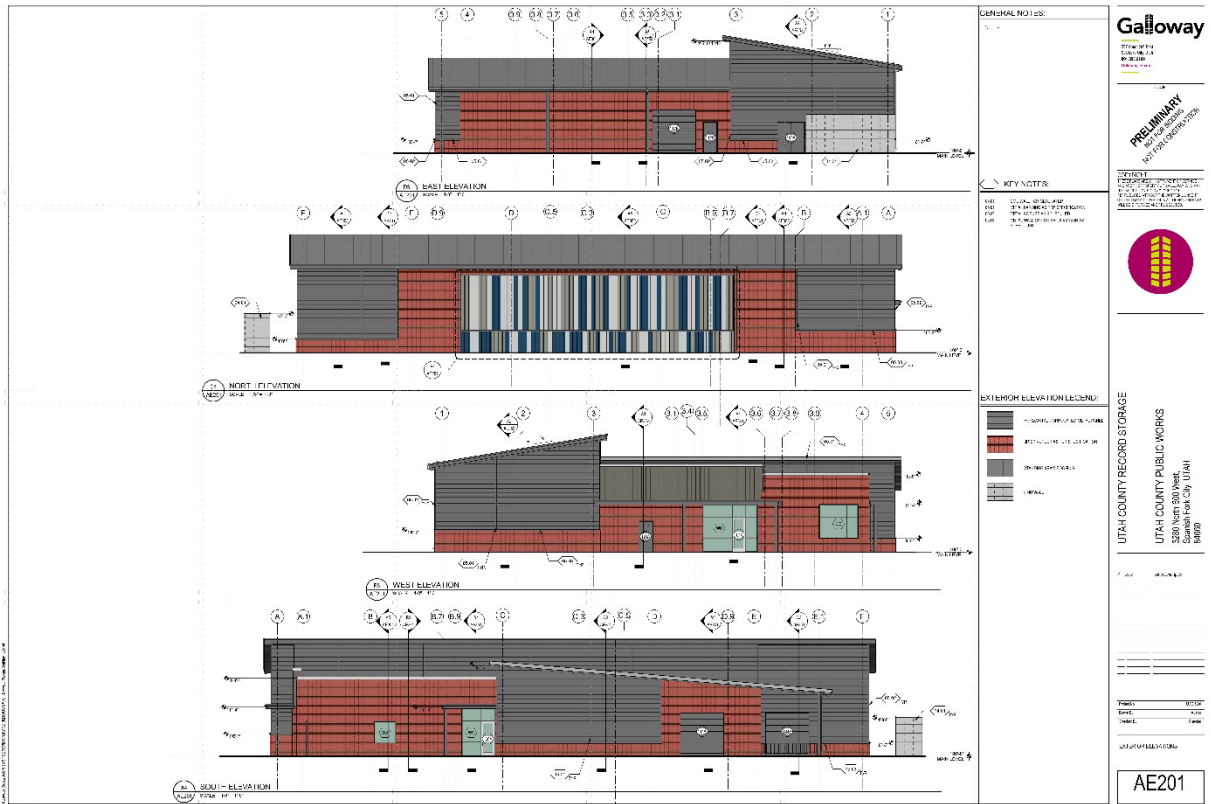
**ULTRAVIOLET SWAMP NOTES**

- CONCRETE THRUST BLOCK SHALL BE 18\"/>

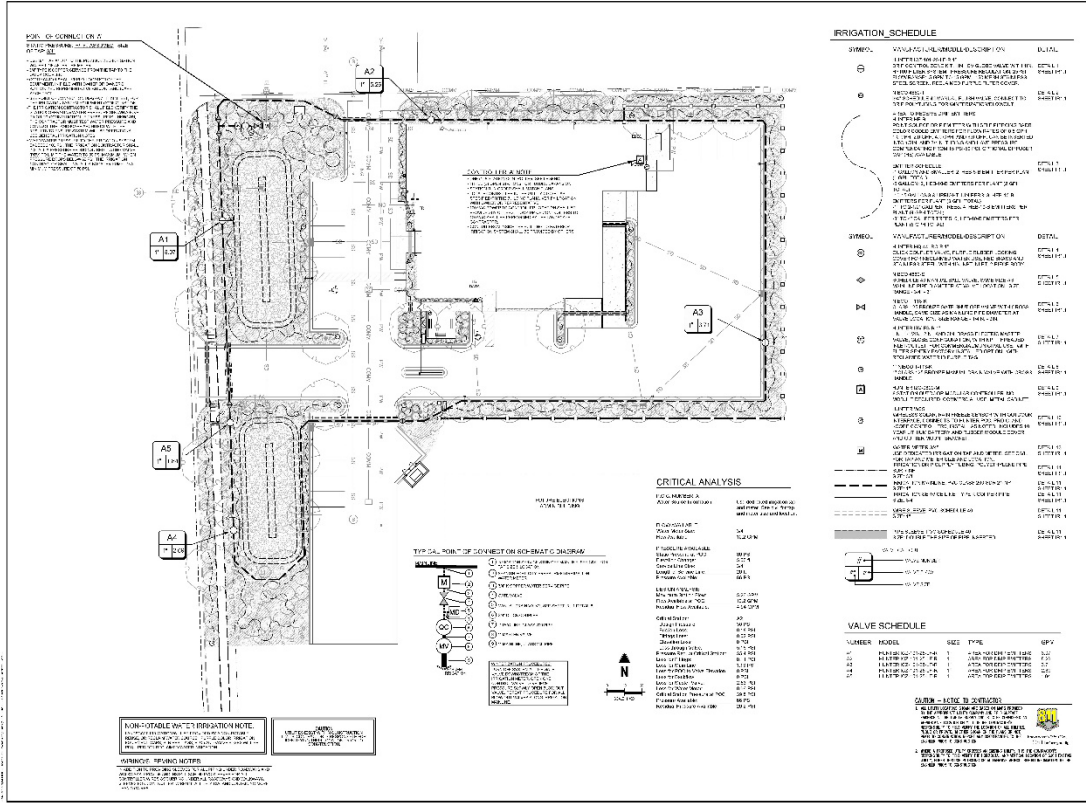
**GRAPHIC SCALE**  
1" = 10'-0"







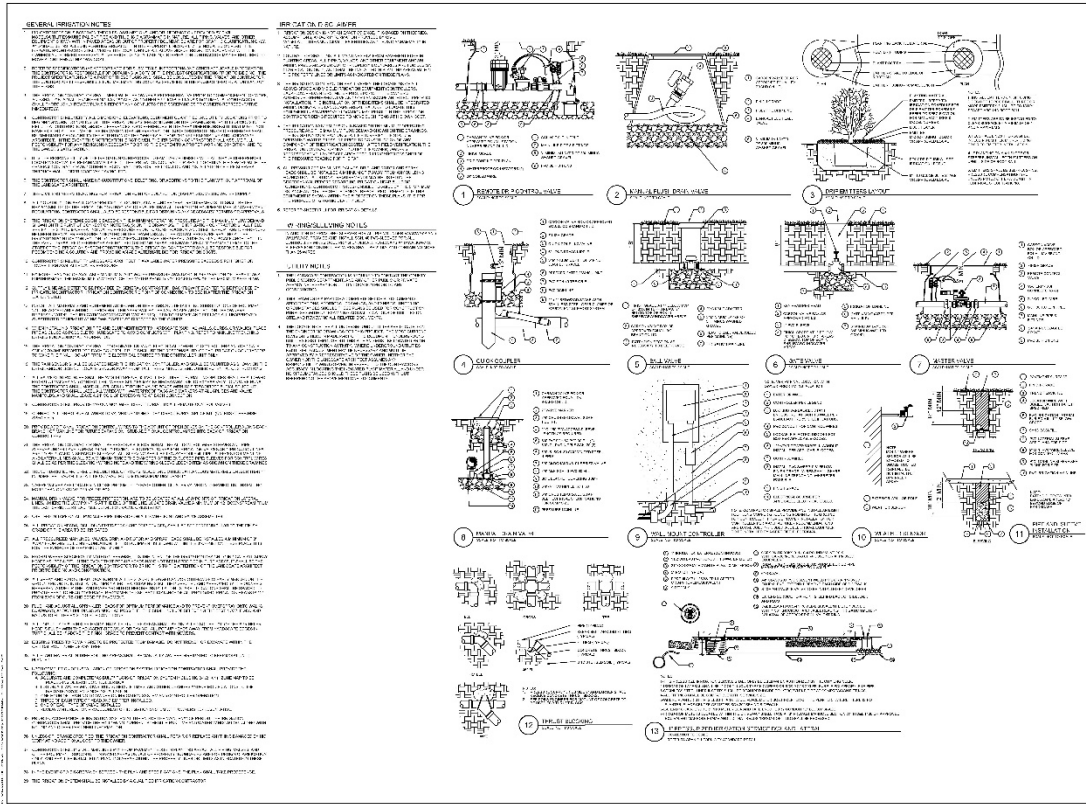




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