

Adopted Minutes
Spanish Fork City Development Review Committee
80 South Main Street
Spanish Fork City
January 10, 2024

Staff Members Present: **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; **Jake Theurer**, Power and Light Superintendent; **Dale Robinson**, Parks and Recreation Director; **Bart Morrill**, Parks Maintenance Supervisor; **Jason Turner**, Fire Marshall; **Kasey Woodard**, Division Secretary.

Citizens Present: Brett Woodland, Randy Smith.

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

MINUTES

December 20, 2023

Seth Perrins **moved** to approve the minutes of December 20, 2023.

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

RE-FINAL PLAT

WILLOW ESTATES PLAT A (FORMERLY JOHNSON SUBDIVISION)

Brandon Snyder stated this is a reapproval of the first phase. He stated this approval is for 23 residential lots.

Dave Anderson stated this is very straight forward. He asked if any of the departments have any concerns they would like to discuss. There were no comments.

Seth Perrins asked what about this project is using the Master Planned Development provisions and makes it unique from being a subdivision.

Brandon Snyder stated due to the configuration, several of the lots ended up being less than the 15,000 square foot requirement. It was stated part of the reason was also due to the conveyance of the railroad.

Randy Smith stated they are getting ready to record the plat, and they learned that Willow Estates Plat A exists on another plat in Provo. He stated due to this new information, they will be renaming the project Willow Estates Plat 1 if City staff have no issues with this.

There was discussion of whether the County would allow the simple name change and will require a more unique name change. There was further discussion on naming suggestions to include Spanish Fork in the name. The applicant stated they will be moving forward with marketing the subdivision as Willow Estates but stated the name of the plat will be different so there are not multiple plats recorded with the County of the same name.

Jered Johnson **moved** to approve the proposed Willow Estates Plat A Final Plat 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 Development and Construction standards, zoning requirements, and other applicable City ordinances.
2. That the applicant addresses any red-lines.

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

SITE PLAN

ARBY'S SITE IMPROVEMENTS

Mary Martin stated this proposal is to make traffic circulation improvements to the site.

Dave Anderson stated these changes reflect what the City requested of the applicants.

Vaughn Pickell inquired about the location of the dumpster and it was stated it is located on the northwest corner of the building.

There was a brief discussion of the location of the shrubs.

Jake Theurer asked if the meters were being relocated and it was stated that since the applicant is not changing anything on the building itself, the City cannot require the applicant to move the meter. It was stated that the meter is currently located on a transformer which is no longer allowed. It was stated there was a redline comment made by Kevin Taylor in the Electrical Department that the meter will need to be relocated. There was further discussion on the location of the meter and it was discussed that for safety reasons it is best that the meter be moved from the transformer.

Dave Anderson asked if any of the staff have noticed traffic stacking in the drive thru area and it was stated that no one has observed that. He feels this is a great improvement to the area.

John Little **moved** to approve the proposed Arby's Site Improvements Site Plan 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 Development and Construction standards, zoning requirements, and other applicable City ordinances.
2. That the applicant addresses any red-lines.

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

FINAL PLAT

COMMERCE WAY CONDOMINIUMS

Dave Anderson stated the applicant is currently out of town and stated that if staff has any concerns with the proposal, then the conversation can be continued until the applicant can be present.

There was discussion that if there is no change in the parking, and everything matches what has been previously submitted to the City, there should be no issues with approving this proposal.

Seth Perrins asked if this property is owned by the hospital and it was stated that it is not, it is owned by Commerce Way Development LLC.

It was asked if this is being continued or if this is being approved and Dave Anderson stated that he feels this is ready to be approved unless there are any concerns presented.

Jake Theurer stated the building is currently operating on a temporary power source that only feeds power to half of the building. He stated the building needs the new panels to feed power to the rest of the building. He stated there are current plans for this to be completed.

Seth Perrins feels this is more of a building code or building inspection issue. He feels that if the building is finished, this should be finished with it.

There was a brief discussion on the existing permitting for the building.

Dave Anderson asked if any Business Licenses have been issued and Kasey Woodard stated there have not been any Business Licenses issued at this time. There have been two applications received but both are being held until a Certificate of Occupancy has been issued.

Kimberly Brenneman asked if it matters that the lot has not been platted. She stated it was subdivided from the parcel to the east.

Dave Anderson stated the document that has been submitted would create a lot that is defined with the common area as well as the condo.

Dave Anderson **moved** to approve the proposed Commerce Way Condominiums Final Plat 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 Development and Construction standards, zoning requirements, and other applicable City ordinances.
2. That the applicant addresses any red-lines.

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

Seth Perrins moved to adjourn the meeting at 10:23 a.m.

Adopted: January 24, 2024

Kasey Woodard
Community Development Division
Secretary