

Adopted Minutes
Spanish Fork City Development Review Committee
80 South Main Street
Spanish Fork, Utah
March 20, 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; **Byron Haslam**, Senior Engineer; **Marcie Clark**, Department Development Secretary; **Jered Johnson**, Engineering Division Manager; **Kevin Taylor**, Senior Power Utility Planner; ; **Bart Morrill**, Parks Maintenance Supervisor; **Jason Turner**, Fire Marshall; **Kasey Woodard**, Community Development Secretary.

Citizens Present: Dave Simpson, Nik Simpson, Kaden Cole, Alexis Riggs, Chad Hall, Taylor Dahle, Russell Skuse, Mike McDonald.

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

MINUTES

March 13, 2024

Dave Anderson **moved** to continue the minutes of March 13, 2024.

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

FINAL PLAT

DB INDUSTRIAL

Mary Martin gave a brief description of the proposal and stated there are no major concerns but that the applicant will need to address the remaining minor utility concerns and road connection concerns.

Byron Haslam agreed and stated the utility concerns and road connection are the only remaining items to be addressed.

Kevin Taylor stated that the road will be widened so the overhead power will need to be moved.

There was a brief discussion regarding the widening of the road and the ditch. It was stated that the road widening will cause some impact to the flow of traffic and there was discussion on the road connections to Highway 77 and 600 West and it was stated this connection will be made over the summer. There was further discussion on the road closure that will likely happen due to the widening of the road.

Seth Perrins hopes the road closure takes place after the connection has been made.

Seth Perrins **moved** to approve the proposed DB Industrial Final Plat based on the following finding and subject to the following 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 Development and Construction standards, zoning requirements, and other applicable City ordinances.
2. That the applicant addresses any red-lines.

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

Jered Johnson abstained from voting on the item as there is a conflict with the applicant being related to him.

CONCEPT REVIEW

7-11 SOUTH MAIN CONCEPT

Dave Anderson stated this concept is located on the northeast corner of Main Street and Woodland Hills Drive.

Mary Martin stated this property is currently zoned C-2 and stated the applicant would be required to legally subdivide the property. She stated there is an existing Pioneering Agreement for irrigation across the frontage. She stated there are plans for trails along both sides of Woodland Hills Drive and that the landscaping requirements would need to be met.

Dave Anderson stated the use is permitted and stated the landscaping requirements need to be met and he asked the applicant if the parcel would be able to provide the 350 feet of access space off of Woodland Hills Drive and the applicant stated that, no, this parcel would not be able to meet these requirements.

Alexis Riggs asked who she needs to coordinate with on impact fees and the Development Obligation and it was stated that she needs to reach out to Marcie Clark in Engineering.

Kevin Taylor stated there are power concerns with the phasing of other developments and the applicant acknowledged these concerns and asked if there is a known timeline and it was stated that it will hopefully be less than 6 months as these developments are currently in process.

There was a brief discussion regarding Juniper Ridge and power.

Seth Perrins called attention to the design and asked if there are any plans to help avoid potentially undesirable activity behind the building in the drive aisle and it was stated that

there is no plan in place but they see it as a potential driveable area that will not be landscaped and typically people do not loiter in asphalt areas.

There was further discussion regarding access points to the property.

The applicant thanked the DRC for their feedback and Dave Anderson stated the next step for the applicant would be to submit a Site Plan application.

MAMMOTH CONCEPT

Mary Martin gave a brief overview of the concept and stated the property is currently zoned industrial. She stated the applicants are planning to make improvements to the frontage. She stated they would need to comply with the city's outdoor storage and the 10% landscaping requirements. She stated there are concerns with the location of the southern access points as well as where the utilities will be coming from. She stated that staff will need to discuss what street improvements will be required of the applicant.

Dave Anderson stated there are concerns that need to be addressed with the DRC today.

Byron Haslam stated that UDOT has a project in this area that will place a water line in 2940 North, he stated that the PI is stubbed to the edge of the property from Spanish Springs Business Park. He stated that the sewer is located on 170 West and that will be a big challenge.

Dave Anderson asked Byron what engineering envisions for the frontage along 300 East and Byron stated it would be a commercial local design with a 77-foot right-of-way. Byron Haslam spoke further in depth about the frontage design.

Dave Simpson stated the engineer on this project is Russell with Horrocks Engineering and he stated he is also doing the engineering for the UDOT project as well. He stated they are aware that they will need to tie into the sewer line on 170 West to be able to service their property. He hopes that the City will grant them a temporary Certificate of Occupancy and they are willing to post a bond for the improvements that the City is asking of them. He stated that Mammoth is ready to start occupying and using the site and they are also seeking a business license as well.

Dave Anderson stated that he didn't realize how much work was going to be required for this site and he feels that the City will benefit from this development getting onsite and starting operation as soon as possible. He stated this will be a business that rents heavy machinery. He stated there needs to be a conversation with Vaughn Pickell regarding this item.

Seth Perrins moved to adjourn the meeting at 10:30 a.m.

Adopted: March 27, 2024

Kasey Woodard
Community Development Division
Secretary