

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

Staff Members Present: Chris Thompson, Public Works Director; Seth Perrins, City Manager; Dave Anderson, Community Development Director; Brandon Snyder, Senior Planner; Mary Martin, Development Coordination Manager; Vaughn Pickell, 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; Bart Morrill, Parks Maintenance Supervisor; Jason Turner, Fire Marshall; Kasey Woodard, Community Development Secretary; Christian Davis, Airport Manager.

Citizens Present: Randy Smith, Kent Miner, Chloe Martin, Jake Black.

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

## MINUTES

March 27, 2024

Jake Theurer moved to approve the minutes of March 27, 2024.

Vaughn Pickell seconded and the motion passed all in favor.

## FINAL PLAT

### WILLOW ESTATES (FORMERLY JOHNSON SUBDIVISION) PLAT B

Brandon Snyder presented this item and stated this is a very straight forward proposal. He stated this is the final plat in the subdivision that includes 32 lots.

Engineering and power had no comments.

Seth Perrins moved to approve the proposed Willow Estates Plat B 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.

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

## SITE PLAN

### GENERAL AVIATION SOUTH HANGAR PROJECT

Mary Martin stated there are ongoing concerns regarding the fencing that is being proposed along the property line and stated there needs to be a discussion to ensure the fencing would be appropriate and in line with the City standards.

Chris Thompson suggested adding a condition of approval that this concern should be worked out with the Engineering Department. He stated the problem is that the City is interested in purchasing this property and stated the City does not want a masonry wall on this property if the City purchases the land, but stated that the current property owner does want a masonry wall.

There was discussion regarding the fencing options.

Kent Miner rose to speak about the fencing line and stated they got bids for chain link fencing and was told that they did not want a concrete fence.

There was an in-depth discussion regarding the City standard for fencing options and it was stated the minimum fencing option would be a chain link fence.

Kent Miner was concerned that there are two different standards that are being discussed.

Vaughn Pickell inquired if there was a lease with Carl James, and it was stated this lease was terminated earlier this year.

Chris Thompson stated that it might be in the applicant's best interest to do a cash in lieu for wrought iron fencing.

Engineering does not have any concerns.

Dave Anderson asked what the process is to set the standards for fencing options to be located at the airport and it was stated that Christian Davis is currently working on this and then it needs to be brought to the DRC for approval.

There was discussion on the detention basin and the location that would be the best option.

Chris Thompson suggests that the applicant illustrate the road and the detention basin location and Jake Black stated they will come up with a revised exhibit to submit for review.

Jered Johnson **moved** to approve the proposed General Aviation South Hangars Project Site Plan 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.
3. That the City will develop standards for fencing at the airport and that the applicant will follow those standards when they are available.

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

There was additional discussion and Jered Johnson wished to have his motion amended to reflect the additional discussion.

## UTILITY IMPROVEMENT

### WEST AIRPORT SEWER LIFT STATION

Brandon Snyder stated this is pertaining to the GLH Industrial subdivision and stated this area is zoned Light Industrial.

Engineering has no concerns.

Jake Theurer wanted to point out that there is a gap but they are working with the applicant to address this concern.

Brandon Snyder stated the applicant will need to apply for a minor subdivision plat amendment and this has been added as a condition of approval.

Jered Johnson suggests holding off on the street improvements and the landscaping until the surrounding properties develop and it was agreed that this is the best option.

Dave Anderson **moved** to recommend approval of the proposed West Airport Sewer Lift Station Utility Improvement 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 applies for and obtains Minor Subdivision Plat approval.
3. That the applicant addresses any red-lines.

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

## GENERAL PLAN AMENDMENTS

## TRANSPORTATION MASTER PLAN REVISION (24.02 TMP REVISIONS)

Dillon Muirbrook presented the proposed changes to the City's General Plan. The proposed changes will include removing a roundabout located near 600 East, reconfiguring roads located in the River Bottoms area, reconfiguring trail systems near US 89, replacing a roundabout with a traffic signal at 700 South and 3400 East, and adding a lakeshore trail along a portion of Utah Lake that was annexed into the City.

Chris Thompson **moved** to recommend the approval of the proposed General Plan Amendments to City Council as discussed.

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

Seth Perrins moved to adjourn the meeting at 11:38 a.m.

Adopted: April 17, 2024

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Kasey Woodard  
Community Development Division  
Secretary