

Adopted Minutes
Spanish Fork City Development Review Committee
February 26, 2020

Staff Members Present: Chris Thompson, Public Works Director; Tyler Jacobson, Assistant, City Manager; Brandon Snyder, City Planner; Tom Cooper, Electric Utility Planner; Junior Baker, City Attorney; Michael Clark, Staff Engineering; Jered Johnson, Engineering Division Manager; Bart Morrill, Parks Maintenance Supervisor; John Little, Chief Building Official; Brady Taylor, Lead Cable Technician; Shelley Hendrickson, Engineering Division Secretary; Kimberly Brenneman, Community Development Secretary; Jessica Burdick, Building Inspection Division Secretary.

Citizens Present: Julie Smith, Tom Lufkin, Ashley Shepherd, Brad Mabey, Jesse Brimhall, Brian Gabler.

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

APPROVAL OF MINUTES

December 18, 2019

January 8, 2020

January 15, 2020

Junior Baker **moved** to approve the minutes, with the changes made, of December 18, 2019 and January 15, 2020.

Tyler Jacobson **seconded** and the motion **passed** all in favor.

Jered Johnson **moved** to approve the minutes from January 8, 2020

Chris Thompson **seconded** and the motion **passed** all in favor.

MINOR PLAT AMENDMENT

River Cove, Plat G

FINAL PLAT

Legacy Farms C9b

Mike Clark had no issues from Engineering.

Junior Baker asked if there were any redlines. There are none.

Junior Baker **moved** to approve the Legacy Farms C9B Final Plat.

John Little **seconded**.

Mike Clark said Travis Warren has a few minor items on this, just an address fix and closures.

Junior Baker made an amended **motion** to approve the Legacy Farms C9B Final Plat with any redline changes made.

Tom Cooper **seconded** and the motion passed all in favor.

Legacy Farms E3

Brandon Snyder noted that they need to add street names and addresses to the plat.

Junior Baker **moved** to approve Legacy Farms E3 Final Plat subject to any street names and lot address being added.

Tyler Jacobson **seconded** and the motion **passed** all in favor.

SITE PLAN

River Bridge Event Center

Brandon Snyder went over the Site Plan and renderings on screen.

Junior Baker stated that there is usually a lack of parking at reception centers. He asked if there is enough here.

The applicant said he put in as many as possible. They have 86 parking spots, so 15% more than required. He feels it is adequate, they have more than any other venue in the area.

Junior Baker said if they feel they have enough, he's okay with it.

The applicant said the building will be brownish-grey with grey accents. The roof will be galvanized metal. The applicant went over the plans on screen. He noted that they want to appeal to weddings but also to business clients. They feel there is a need for that.

Junior Baker asked for the capacity of the large room.

The applicant said it is 275. Overall, the entire venue has a capacity of 292.

Brandon Snyder discussed the pavilion in the back, and the free-standing sign on Main Street.

John Little said the pavilion will have to have a separate permit. The applicant said he'll do so. He stated he'll submit a separate permit for the sign too.

Brady Taylor asked about the demo of the house and said he needs to disconnect the cable. He asked how his department can be informed of demos so they are sure to pull any cable.

Chris Thompson suggested Brady talk with Cindy Stone in Utilities if that process needs to be modified so he is notified.

The applicant said they do have a demo permit for the house.

Chris Thompson asked about traffic from South Lane and people using their property as a cut through.

The applicant said they will have a gate that won't allow for cut through traffic. The gate will be open for events, but closed the rest of the time.

Junior Baker feels this is a great location for this type of project.

Mike Clark went over his redlines regarding the sidewalk and trail connection.

Jered Johnson said the applicants will need to connect their south sidewalk to the trail

The applicant understood.

Chris Thompson asked where the trail that will run north to south will be.

Jered Johnson said he thinks we decided to put it between the commercial and residential developments to the west of South Lane.

Chris Thompson discussed the trails in the area using the site on screen. He told Mike Clark that the trail master plan needs to show a connection to the north-south trail. There was further discussion using the site on screen.

Chris Thompson told the applicant that he will have to put in asphalt for the trail and sidewalk connection.

Tom Cooper said they need to have their Site Plan and electrical plan match.

Junior Baker asked about garbage, and the applicant said there is a dumpster at the southeast end corner of their property.

Jered Johnson told the applicant that he can put the dumpster over the utility easement.

Tyler Jacobson **moved** to approve the River Bridge Event Center Site Plan subject to the redlines comments proposed.

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

The applicant asked about fees for the Pioneering Agreement, as well as any other fees.

There was discussion.

Mike Clark said he's working on some numbers for the Pressurized Irrigation and Water.

PRELIMINARY PLAT

RRBC Commercial Subdivision

Brandon Snyder explained that this is a Preliminary Plat to divide the property into 4 lots, with utility easements.

Mike Clark had no issues. The utilities look good, we just need to be sure the road at 8th North is wide enough.

Jered Johnson feels it is critical to have a dedicated right turn lane at the intersection.

Chris Thompson agreed, so there's a dedicated right.

Junior Baker agreed.

John Little asked if the turn lane will affect the turn around the gas pumps.

Chris Thompson said it won't be a problem. We need the dedicated right. He stated he is meeting with UDOT next week.

Jered Johnson feels we should do it ourselves because we can do it now. If we wait for UDOT, it'll be 2 years out.

Jered Johnson **moved** to recommend approval of the RRBC Commercial Subdivision Preliminary Plat subject to the following conditions:

Conditions

1. Subject to a dedicated right turn lane, going straight into the property, be created.
2. Subject to the applicant dedicated the right of way for the UDOT project of moving to the High T Intersection.

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

John Little **moved** to adjourn the meeting at 10:28 a.m.

Adopted: March 11, 2020

Jessica Burdick
Building Inspection Division Secretary