



Wednesday, March 2, 2022
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 in the City Council Chambers at the Spanish Fork City Office Building, 40 South Main Street, Spanish Fork, Utah, commencing at 10:00 a.m. This meeting is not available to attend virtually.

1. Approval of Minutes

Subject	A. February 16, 2022
Meeting	Mar 2, 2022 - Development Review Committee
Category	1. Approval of Minutes
Access	Public
Type	Action, Minutes

File Attachments
[minutes.drc.2-16-2022.pdf \(645 KB\)](#)

2. Concept Review

Subject	A. CANYON VIEW PARKWAY.
Meeting	Mar 2, 2022 - Development Review Committee
Category	2. Concept Review
Access	Public
Type	Discussion

File Attachments
[plan.concept.canyonviewparkway.2-23-2022.pdf \(133 KB\)](#)

Subject	B. ARROWHEAD.
Meeting	Mar 2, 2022 - Development Review Committee
Category	2. Concept Review
Access	Public
Type	Discussion

3. Discussion

Subject	A. LANDFILLS. Discussion on landfill reclamation issues.
Meeting	Mar 2, 2022 - Development Review Committee
Category	3. Discussion
Access	Public
Type	Discussion

4. General Plan Amendment

Subject	A. TRANSPORTATION MASTER PLAN. The proposal involves a revision to the Transportation Master Plan.
Meeting	Mar 2, 2022 - Development Review Committee
Category	4. General Plan Amendment
Access	Public
Type	Action, Discussion

File Attachments TMP PC Memo - Mar 2022.pdf (513 KB)
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5. Adjourn

Draft Minutes
Spanish Fork City Development Review Committee
40 South Main Street
Spanish Fork, UT 84660
February 16, 2022

Staff Members Present: **Chris Thompson**, Public Works Director; **Seth Perrins**, City Manager; **Dave Anderson**, Community Development Director; **Brandon Snyder**, City Planner; **Kimberly Brenneman**, Community Development Secretary; **Vaughn Pickell**, City Attorney; **Walter Bird**, Assistant City Attorney; **Michael Clark**, Assistant City Engineer; **Jered Johnson**, Engineering Division Manager; **Shelley Hendrickson**, Engineering Division Secretary; **Zach Hendrickson**, Outside Plant Manager; **Jake Theurer**, Power and Light Superintendent; **Garrett Elmer**, Power and Light Assistant Superintendent; **Bart Morrill**, Parks Maintenance Supervisor. **John Little**, Chief Building Official.

Citizens Present: Brad Horrocks, Kristin Horrocks, Ven Greenhalgh, Dave Edwards.

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

MINUTES

February 9, 2022

Jake Theurer **moved** to approve the minutes of February 9, 2022.

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

ZONE CHANGE

Expressway Plaza

Brandon Snyder stated that the zone is currently Rural Residential, which is more or less a holding zone. The applicant has submitted a Zone Change request for Commercial 2.

Dave Anderson **moved** to recommend approval of the proposed Expressway Plaza Zone Change from Rural Residential to Commercial 2 based on the following finding:

Finding:

1. That the proposal is consistent with the City's General Plan Land Use Map Designation.

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

Seth Perrins asked if there is any concern about what could be used on the site.

Dave Anderson stated he is comfortable with any use that can be done within the Commercial 2 zone.

SITE PLAN

Expressway Plaza

Brandon Snyder stated the main use of the site would be for a dental office and orthodontics office with a multi-tenant retail building to the south.

The architectural plans appear to show that the trail along Expressway Lane is concrete, but Chris Thompson stated that the trail needs to be asphalt.

Michael Clark stated when the Power Department was installing the switchgear in the area, they came across some debris on the site. The Geotech report stated that no debris was found. It would be important to note that the approval is based on if any debris is found, then it will need to be removed.

Jake Theurer stated that it would be better to design around the two switchgears then to move them based on timing and costs. There needs to be 4 feet of clearance around the box. Tom Cooper stated that it would put out about 200 homes for 2 days to move the switchgears. Chris Thompson stated that with that information, he feels the applicant is not able to move the switchgear and would have to redesign the site around the existing switchgears. Brandon Snyder asked why this was not addressed in the previous reviews and resolved before today.

The applicant asked if there could be a reduction in parking as the buildings will need to shift and may take up parking.

There was discussion of if the loop could be completed and if that would allow for the movement of the switchgear. It was estimated that a temporary overhead would be about

\$100,000. The applicant stated that they estimated about that much to move the switchgear and the developer is prepared to make that investment.

Chris Thompson stated that if the applicant is aware of the cost and willing to pay the fee, then he will say it is not off the table to have the switchgears moved. He recommended that the applicant work with the Power Department.

Dave Anderson **moved** to approve the proposed Expressway Plaza Site Plan based on the following findings and conditions:

Findings:

1. That the application conforms to the City's Zoning requirements.

Conditions:

1. That the applicant meet the City's Construction Standards.
2. That the applicant addresses any red-lines.
3. That Site Plan approval is contingent upon approval of the associated Zone Change by the City Council.
4. That Site Plan approval is contingent upon the applicant going through the applicable legal process of recording the plat.
5. That the applicant addresses any debris found on the site or in the right of way during construction, and that the debris be removed per the City's Standards.
6. That the applicant work with the Power Department to relocate the two switchgear apparatuses on the site or that the applicant work to redesign the Site Plan to accommodate the clearances needed around the switchgears should they not be relocated.

Vaughn Pickell **seconded** and the motion **passed** all in favor.

DISCUSSION

Utility Extension Request

Brad Horrocks asked since there is a sewer line that runs across his property in the river bottoms, if he could tie into the line instead of installing a septic tank.

Chris Thompson stated that the only way to tie into the line is to annex into the City. The short answer is that there are additional steps and things that are burdened upon the City when servicing a property that is not within the City.

There was discussion of the cost to run power if he were to annex.

There was discussion of if a well would be allowed and no water lines need to be installed. It was determined that if annexed, he would be able to stay on a well.

Northwest Quadrant Utility Requirements

Dave Anderson brought up a map of the North Industrial Utilities that has the needed utilities and estimated costs to run those. He wanted to take a couple minutes to ask if there is any refinement that can be done with the utilities to help fuel continued development in this north quadrant. The costs are a guess and the end users are a guess and essentially timing is a guess. People are spending a lot of money in the area, big investments, and there appears to be more opportunities for large investments on the horizon. This is the time to work with the other taxing entities to help address the infrastructure needs.

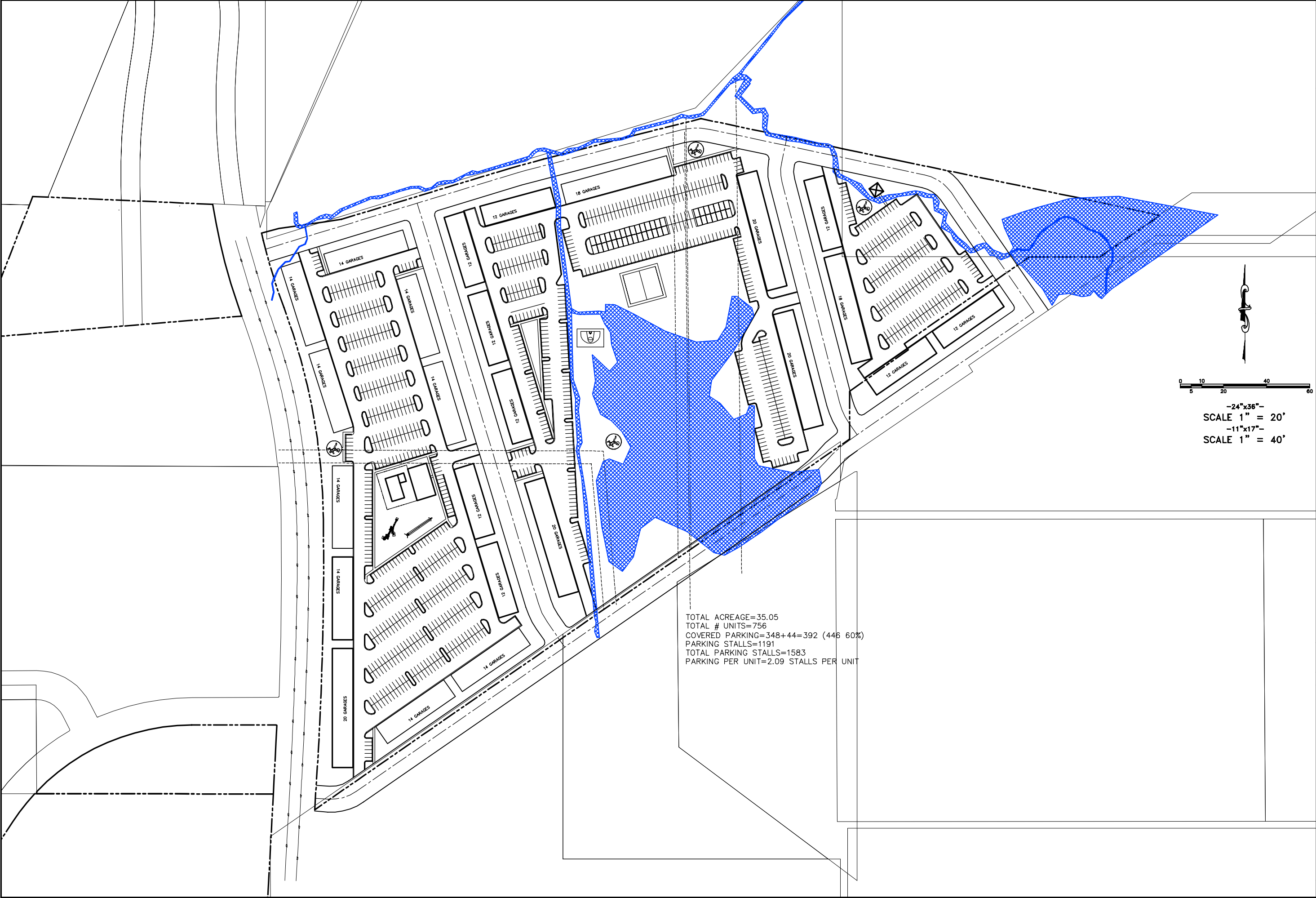
Chris Thompson spoke to a ridge in the very north area that would prevent storm drain from running to dry creek.

There was discussion of how to best portray these lines as conceptual. There was further discussion regarding if the proposed plans are oversized for future developments.

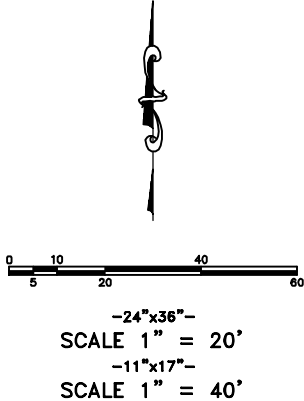
Dave Anderson moved to adjourn the meeting at 11:21 a.m.

Adopted:

Kimberly Brenneman
Department Secretary



TOTAL ACREAGE=35.05
TOTAL # UNITS=756
COVERED PARKING=348+44=392 (44% 60%)
PARKING STALLS=1191
TOTAL PARKING STALLS=1583
PARKING PER UNIT=2.09 STALLS PER UNIT



SWENSON PROPERTY

ATLAS

ENGINEERING



L.L.C.

PHONE: 801-655-0566
FAX: 801-655-0109
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660

CONCEPTUAL PLAN

SHEET NO.

1

SPANISH FORK, UTAH

NO.	REVISIONS	BY	DATE
12			
11			
10			
9			
8			
7			
6			
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4			
3			
2			
1			

2/20/2021 031 Swenson_Spanish_Fork Atlas Engineering L.L.C. Conceptual Plan 2/11/2022 10:05:45 AM MST



Memo

To: Spanish Fork City Planning Commission
From: Chris Thompson, P.E., Public Works Director/City Engineer
Date: Mar 2, 2022
Re: Transportation Master Plan Revision

Staff Report

RECOMMENDED ACTION

Approve the revision to the Transportation Element of the Master Plan.

BACKGROUND

This revision moves the multi-use trail on Market Place Dr from 800 N to Expressway Ln to Expressway Ln from Market Place Dr to SR-51. This is advisable because Expressway Ln is a Collector Class Rd with a trail on one side of it and there is not enough room for a trail at the south end of Market Place Dr.

Attached: summary image

