



**Wednesday, February 8, 2023
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 at the Spanish Fork City Council Chamber, 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

- A. January 4, 2023
- B. January 11, 2023
- C. January 25, 2023

2. Site Plan

- A. CENTER STREET TRAFFIC SIGNAL. The proposal involves the construction of a traffic signal to be located at the intersection of 800 East and Center Street.

3. Discussion

- A. ANNEXATION FEASIBILITY STUDY.

4. Adjourn

Draft Minutes
Spanish Fork City Development Review Committee
40 South Main Street
Spanish Fork, Utah
January 4, 2023

Staff Members Present: Chris Thompson, Public Works Director; Seth Perrins, City Manager; Dave Anderson, Community Development Director; Brandon Snyder, Senior Planner; Kimberly Brenneman, Development Coordination Manager; Vaughn Pickell, City Attorney; Ana Burgi, Assistant City Attorney; John Little, Chief Building Official; Michael Clark, Assistant City Engineer; Marcie Clark, Department Development Secretary; Jered Johnson, Engineering Division Manager; Jake Theurer, Power and Light Superintendent; Tom Cooper, Power and Light Senior Utility Planner; Dale Robinson, Parks and Recreation Director; Bart Morrill, Parks Maintenance Supervisor; Jason Turner, Fire Marshall; Kasey Woodard, Division Secretary.

Citizens Present: Gavin West, Spencer Peterson.

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

MINUTES

December 21, 2022

Jake Theurer **moved** to approve the minutes of December 21, 2022, with the change to indicate that Chris Thompson was excused from the meeting.

Dave Anderson **seconded** and the motion **passed** all in favor.

MINOR PLAT AMENDMENT

SPENCER PETERSON

Brandon Snyder gave a brief overview of the proposal and stated that each lot has an existing home on it. The applicant and property owners would like to adjust the property lines.

Chris Thompson stated the applicant needs to give direction to their surveyor that the current easement has been vacated and needs to be noted as such on the proposed plat.

This can be accomplished by way of the owner's language, title block note, or a note on the plat. Recently, the City only requires PUEs where needed or along street frontages.

Seth Perrins asked the Committee if a plat amendment needs to have a public hearing for vacating an easement and states he wants to ensure that we are following the proper procedures regarding public noticing.

There was discussion on the different procedures of vacating a plat and what facilitates a public hearing and a public meeting.

Brandon Snyder stated there are a few redlines that are remaining that need to be addressed. He stated there is a gap in the surveyors work that also needs to be addressed. He stated he will send those redlines to the applicant to pass along to their surveyor.

Seth Perrins asked the applicant if the purpose of this amendment is purely being done to amend lot lines that affect backyards and side yards and not trying to create new access points or new lots at any point in the future.

The applicant states that he owns the property located at 38 South 1590 East and his parents live in the residence located at 1525 East 100 South and his intention is to modify the lot lines to connect the two lots to where he owns the entire area but will maintain the two lots separately.

Dave Anderson **moved** to approve the proposed Spencer Peterson Minor Plat Amendment based on the following finding and 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 Zoning requirements and Construction Standards.
2. That the applicant addresses any redline comments prior to a plat being recorded.

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

SITE PLAN

TAKE 5 EXPRESS CAR WASH

Brandon Snyder stated this was looked at in October 2022 and that there were a few concerns in regards to access off of Main Street and 900 North as well as onsite circulation that needed to be addressed.

There was discussion of the south Main Street right-in, right-out entrance/exit and it was stated that it will work until there is an island built in 2025. There was further discussion regarding the design of the layout and it was discussed that the egress and ingress could cause a potential stack up of cars.

Seth Perrins asked what can the City do to help its residents not be affected by this potential concern and Dave Anderson stated he feels that the City has done what it can by sending the design proposals back to the developers several times and he feels they have completely overhauled their design to where it is now.

Seth Perrins questions if there is something about the City's standards that should be re-evaluated to accommodate high volume businesses like this to avoid the potential choke hold it will cause to the flow of the traffic.

There was a brief discussion regarding the cross-access easement that allows traffic to not have to flow out onto Main Street, it can flow between the two parking lots. It was stated if the Main Street access closes, the site can still function as normal.

Vaughn Pickell stated he is still concerned with the access point on Main Street.

Chris Thompson stated the concern is solvable by the applicant as the Main Street access point can be removed at any time by the applicant.

Dave Anderson **moved** to approve the proposed Take 5 Express Car Wash Site Plan based on the following finding and conditions:

Finding:

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

Conditions:

1. That the applicant meets the City's Zoning requirements and Construction Standards.
2. That the applicant addresses any redline comments.

Jered Johnson **seconded** and the motion **passed** 6 to 1 with Seth Perrins voting nay.

Seth Perrins stated his reasoning as being, "If they (the applicant) are a successful operation, the Main Street access should close. And I am sad for that business, that they would lose that Main Street access, but they are creating a circulation pattern that just does not work. So, with that Main Street access, they (the applicant) need to be on the alert that the Main Street access will have to close because they (the applicant) are creating an internal circulation that on paper seems to create a lot of conflict."

Chris Thompson stated he thinks Seth Perrins opinion is great because it made him think more about what he said, and pointed out a concern that he did not see at first and he stated that he was not thinking about that the entrance could potentially cause problems as he was more focused on the exit concerns of the Main Street access point.

VOLUNTEER DRIVE EAST IMPROVEMENTS

Brandon Snyder gave a brief description of the improvements.

Vaughn Pickell stated there needs to be an additional easement obtained for the power as it is proposed to be located outside of the legal description for the right-of-way.

Jake Theurer stated there is a separate document that contains the power easement but stated he does not know if the document has been signed or not by the property owners.

Seth Perrins asked Vaughn Pickell if the Development Review Committee is the correct agent to get the easement signed. Vaughn Pickell stated no, and that the correct agent would be the developers of River Run or Annie's Acres. He indicated that the City is open to help coordinate.

There was discussion regarding the need for this connection, proposed right-of-way width and design, and the need for the signed easement.

Chris Thompson questioned why there was space behind the trail removed instead of using a 12-foot planter.

Michael Clark stated this is a unique commercial to residential connector area and this was done to allow for more asphalt for potential future turn lanes.

There was discussion about where the transition from commercial to residential happens, the width of the road and what the City is responsible for building and if the City is building curb and sidewalk. It was stated the City will only be responsible for building the curb to curb for the access and when it is developed then the sidewalk will be built. There was discussion as to whether or not the applicant should remove the future sidewalk from the plans.

Jered Johnson stated he needs to have a discussion with Michael Clark, Engineering, Travis Warren, City Surveyor, and Tom Cooper, Power, to ensure all needs can be met and the easement will be signed.

Vaughn Pickell **moved** to approve the proposed Volunteer Drive East Improvements Site Plan based on the following conditions:

Condition:

1. That the developers for River Run Townhomes and Annie's Acres acquire and provide the power and utility easement that should follow the Volunteer Drive right of way that is currently in place.

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

SPANISH FORK PARKWAY SR-51 CONNECTOR

Jered Johnson stated this is a project to connect Legacy Farms to Highway 51 over the railroad. He stated he is unaware if there are any comments to the landscaping plans.

Brandon Snyder asked what the timing is of the improvements and Jered Johnson stated they are in process now.

There was discussion regarding who is building the landscaping and it was stated the parks and recreation department will be responsible for building the landscaping.

Seth Perrins questioned if instead of building simple landscaping, why not build a dog park for the local residents. There was further discussion on the size of the park and whether it would be suitable for a dog park. Seth Perrins feels this would be a better use of the open space and be an extra amenity to the surrounding residents to be able to walk to and enjoy. It was stated there is no space for parking, so there would need to be red curbing.

Dave Anderson **moved** to approve the proposed Spanish Fork Parkway SR-51 Connector Site Plan based on the following conditions:

Conditions:

1. That the applicant addresses the redline comments.
2. That the Parks Department looks at using the space differently such as for a possible dog park.

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

TITLE 15 AMENDMENTS

TITLE 15 AMENDMENTS- LANDSCAPING

Dave Anderson gave a brief overview of a few of the complaints the City has received regarding the City landscaping requirements. He stated this was starting to be looked at in 2022 and to look at the possibility of allowing different requirements for local residents and businesses and how do we keep acceptable standards that are easy to maintain and help with the reduction of water use. He stated water usage needs to be closely evaluated to ensure water use efficiency.

Dave Anderson **moved** to recommend the approval of the proposed Title 15 Amendments to City Council as discussed.

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

Dave Anderson moved to adjourn the meeting at 11:17 a.m.

Adopted:

Kasey Woodard
Community Development Division
Secretary

Draft Minutes
Spanish Fork City Development Review Committee
40 South Main Street
Spanish Fork, Utah
January 11, 2023

Staff Members Present: Chris Thompson, Public Works Director; Seth Perrins, City Manager; Brandon Snyder, Senior Planner; Kimberly Brenneman, Development Coordination Manager; Vaughn Pickell, City Attorney; Ana Burgi, Assistant City Attorney; John Little, Chief Building Official; Michael Clark, Assistant City Engineer; Marcie Clark, Department Development Secretary; Jered Johnson, Engineering Division Manager; Zach Hendrickson, Outside Plant Manager; Jake Theurer, Power and Light Superintendent; Tom Cooper, Power and Light Senior Utility Planner; Dale Robinson, Parks and Recreation Director; Bart Morrill, Parks Maintenance Supervisor; Jason Turner, Fire Marshal; Kasey Woodard, Division Secretary.

Citizens Present: Steve Young, Brent Neel, Randy Smith, Robert Lusk.

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

MINUTES

January 4, 2023

Vaughn Pickell **moved** to **Continue** the minutes of January 4, 2023.

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

ANNEXATIONS

LARSEN MEADOWS ANNEXATION

Brandon Snyder introduced the proposed annexation located at approximately 2300 West 1900 South and stated it is roughly 50 acres. He stated there are many concerns and as such Community Development is not recommending this be accepted for further study. He stated the first concern is the zoning is not consistent with the City's General Plan. He stated if this were to be accepted for further study, he recommends that the zoning consist of only Rural Residential zoning and the General Commercial zoning. He stated the second concern is regarding road widening, and clearly defining where the dedication will

be and where it will extend to. He states the third concern is whether the City is comfortable with the configuration of this annexation. It results in what appears to be a peninsula. The last concern he states is regarding the utilities, and which ones are currently available and what will be needed to extend and questions about whether the City is ready to serve the area.

Chris Thompson stated he has spoken with the County and they stated the road will be a continuation of Mount Nebo Parkway, which they request to have jurisdiction over.

Seth Perrins asked what zoning the applicants are proposing.

Brandon Snyder stated the Timpson property is the main concern and showed the City General Plan and stated the applicant is seeking to develop residentially but the main concern is the General Plan designation is Commercial by the interchange and that any residential should be pushed further north.

There was further discussion regarding the General Plan and how the City would like the area to be a blend of mostly commercial development and business offices with a lesser amount of residential development.

Seth Perrins stated he is on board with the area being annexed into the city, he stated he is hesitant towards the applicants desired use of the area as it is not in line with the General Plan. He feels that developing residential that close to an interchange is the wrong idea. He would not like to box in the future commercial or limit its potential. Seth Perrins mentioned that he sees value in a larger annexation in the area.

Chris Thompson stated the applicant also needs to understand the County's request that at the time of annexation that the right-of-way for Mount Nebo Parkway be dedicated. He stated Spanish Fork hasn't really done this previously, but stated this was the request of the County and he feels it is a reasonable request as he is aware of what the County went through to obtain right of way elsewhere. He stated this dedication would not be impact fee reimbursable as it would not be a City facility. He stated the County does not have impact fee reimbursements written in their code.

Randy Smith suggested the annexation still be accepted for further study to discover what the zoning should be to move the annexation forward. He provided a presentation to share with the Committee, the scale of the annexation property and how much commercial space could be fit into the area. He stated they previously met with a few Council members and provided them a townhome concept plan similar to an R-3 zone and he stated the feedback he received was the product was not dense enough for the

area. He stated they are willing to work with the City to find a plan and zoning that will work. He stated they have met with the County and understand the dedication that is being requested.

Steve Young stated that he liked the presentation provided that shows the scale of the commercial area that could be fit into the annexation area. He gave a brief suggestion on what he thinks would work best in the area.

Vaughn Pickell stated if this is accepted for further study, he feels there needs to be an annexation agreement in place that discusses the zoning and the dedication of the right-of-way. Vaughn expressed concern with the proposed configuration leaving a large peninsula and noted that this is not an efficient way to deliver utilities and services to the area.

Seth Perrins feels that preserving the corridor from the interchange is of the utmost importance to him as the majority of the future regional commercial patrons most likely will not be residents of Spanish Fork and are coming from surrounding cities that do not have these commercial businesses in their city. He feels that zoning the area for commercial use would be the best option for the area and not residential.

Randy Smith feels this area could be a great main street style that offers walkability, commercial and mixed uses.

Seth Perrins states that this could be accepted for further study but states there could be a differing opinion. He does not feel this is as clean of an acceptance as he likes.

Vaughn Pickell **moved** to recommend that the proposed Annexation be accepted for further study based on the following findings:

Findings:

1. That the proposed zoning is not consistent with the General Plan.
2. That if the annexation is considered, only the C-2 and R-R zones should be utilized at this time.
3. That if the annexation is considered, utility services and street dedications should be further discussed and addressed with the annexation.
4. That the configuration be further discussed to review the potential creation of a peninsula left in Utah County.
5. That the road dedication for Mount Nebo Parkway (2300 West) should take place at the time of annexation.

6. That an annexation agreement be entered into to address the key issues and findings.

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

OTHER BUSINESS

STEPHENS-HILL ANNEXATION

Brandon Snyder stated there have been several questions regarding the progress of this annexation.

Kimberly Brenneman stated this annexation is currently not in motion. She gave a brief explanation of why it has come to a stop. A concern is regarding the need to maintain power to the property to the far north owned by the Ash's, and to the property to the far south owned by the Jensen's. She stated the City has to run dual power lines out there. She stated there are several property owners that are anxious to be annexed so they can be on SFCN, and City power. She stated until there is a resolution with the power concern, this annexation cannot move forward.

There was a discussion regarding the City option of annexation by resolution that can force properties to annex into the city. It was stated that in order for the City to do a resolution, there has to be an island or a peninsula, and the property owners that object can't be more than 50%.

Seth Perrins stated he is not interested in annexing land that has unresolved issues as it does not make sense and does not serve the City well.

There was a discussion stating there needs to be a discussion with the City Council to see what they are comfortable with before a discussion with the property owners can happen.

Seth Perrins feels this should not move forward as there are too many unresolved issues and he would not recommend annexation at this time. The applicants may modify or choose to withdraw their application.

It was stated this proposal will not move forward until further action on the property owners part has been taken by way of having further discussions between themselves.

ANNEXATION QUESTIONS

Kimberly Brenneman read over questions posed by the Bluncks with regard to the annexation process and the responses from City staff members. The Bluncks are property owners within the proposed GWC Annexation.

Questions included green-belt, agricultural protection areas, addressing and tax rates.

Chris Thompson requested that the language on the sewer and water question be clarified.

Chris Thompson suggested just changing the address and having it updated with the emergency dispatch so it can be found by first responders.

John Little moved to adjourn the meeting at 11:00 a.m.

Adopted:

Kasey Woodard
Community Development Division
Secretary



SPANISH FORK CITY

800 EAST & CENTER STREET SIGNAL DESIGN



PROJECT LOCATION

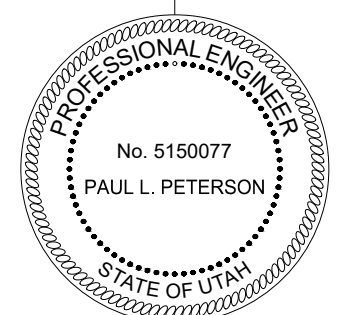
INDEX TO SHEETS		
SHEET NUMBER	NUMBER OF SHEETS	DESCRIPTION
G-01	1	TITLE/INDEX TO SHEETS
RD-01 TO RD-02	2	ROADWAY
GR-01 TO GR-03	3	GRADING
DT-01 TO DT-02	2	DETAILS
SS-01 TO SS-02	2	SIGNING AND STRIPING
SG-01	1	SIGNAL
SG-02	1	SIGNAL CIRCUIT
SG-S01 TO SG-S03	3	SIGNAL SCHEDULE

LIMITATIONS OF OPERATIONS:

1. INSTALL SIGNAL MAST ARMS BETWEEN 9:00 AM AND 2:00 PM.
2. DO NOT PERFORM NIGHT WORK OR SUNDAY WORK. PERFORM ALL WORK MONDAY THROUGH SATURDAY BETWEEN THE HOURS OF 7:00 AM AND 8:00 PM.
3. MAINTAIN TWO LANES OF TRAFFIC IN EACH DIRECTION ALONG CENTER STREET AT ALL TIMES. MAINTAIN ONE LANE OF TRAFFIC IN EACH DIRECTION ALONG 800 EAST AT ALL TIMES. CITY PATROL TO BE PRESENT WHEN MAST ARMS ARE HUNG. IF WORKING WITHIN 10' OF POWER POLE NOTIFY POWER DEPARTMENT.
4. PEDESTRIAN ROUTES MUST BE MAINTAINED IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT (ADA) AND THE UTAH MUTCD.

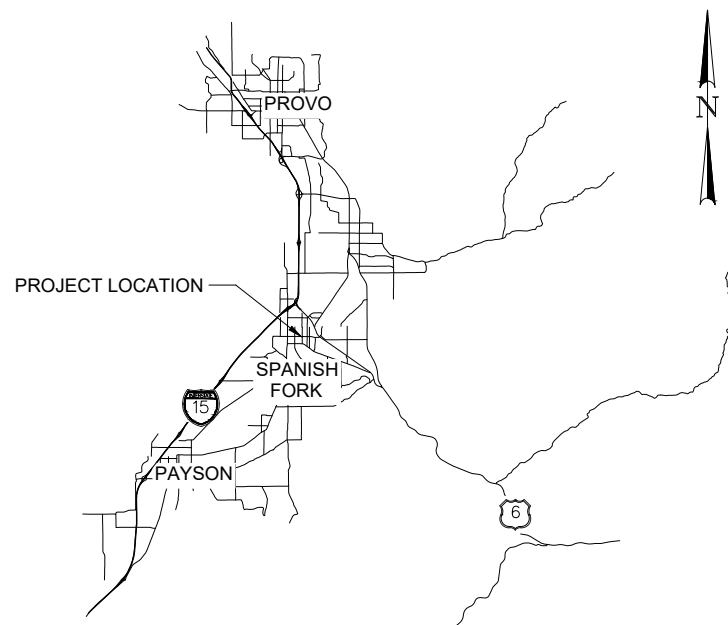
2022 EDITION OF UTAH DEPARTMENT OF TRANSPORTATION PLANS AND SPECIFICATIONS APPLY FOR ALL SIGNAL ITEMS ON THIS PROJECT.

APPROVED BY SPANISH FORK CITY	CONSULTANT PROJECT MANAGER
DILLON MUIRBROOK	PAUL PETERSON, P.E.
DATE	DATE



800 EAST & CENTER STREET
SIGNAL DESIGN

PROJECT NUMBER
20-134-T10



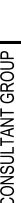
VICINITY MAP

UTILITY CONTACTS			
UTILITY COMPANY	UTILITY TYPE	CONTACT	PHONE #
LUMEN/CENTURYLINK	FIBER AND PHONE	LARRY BUHLER	(385)479-7357
DOMINION ENERGY UTAH	GAS	SL MAPPING DEPARTMENT	(801)324-3970
SPANISH FORK CITY	SEWER	MASON SPENCER	(385)216-3583



1. PEDESTRIAN ACCESS RAMP
2. CONCRETE SIDEWALK
3. CONCRETE CURB AND GUTTER
TYPE A
4. TYPE A IRRIGATION GUTTER
5. RELOCATE FIRE HYDRANT
6. REMOVE FLATWORK
7. REMOVE ASPHALT PAVEMENT
8. CONCRETE FLATWORK 4-INCH THICK
STAMPED
9. CONCRETE STAIRS
10. CONCRETE RETAINING WALL
11. RAILING
12. 12-INCH RCP PIPE
13. RAISE TO GRADE
14. PIPED DEEP GUTTER DRIVEWAY
APPROACH
15. REMOVE PIPE
16. REMOVE STAIRS
17. CONCRETE FLATWORK, 6" THICK
18. ASPHALT PAVEMENT
19. RELOCATE WATER METER

1. SEE GRADING SHEETS FOR ADDITIONAL DETAILS.
2. EXISTING UTILITIES ARE SHOWN FOR INFORMATION ONLY. THEY HAVE BEEN DRAWN FROM UTILITY-PROVIDED MAPS.
3. BEFORE DIGGING CALL BLUE STAKES FOR LOCATION OF UNDERGROUND UTILITIES; 1-800-662-4111 OR 811.
4. PROTECT ALL UTILITIES IN PLACE, UNLESS NOTED OTHERWISE.
5. CONTRACTOR WILL BE RESPONSIBLE TO REPAIR ANY UTILITY DAMAGE TO THE OWNER'S SATISFACTION AND THE WORK WILL BE PAID FOR BY THE CONTRACTOR.
6. CAUTION - OVERHEAD POWER.
7. SEE SPANISH FORK CITY STANDARDS FOR PEDESTRIAN ACCESS RAMPS.

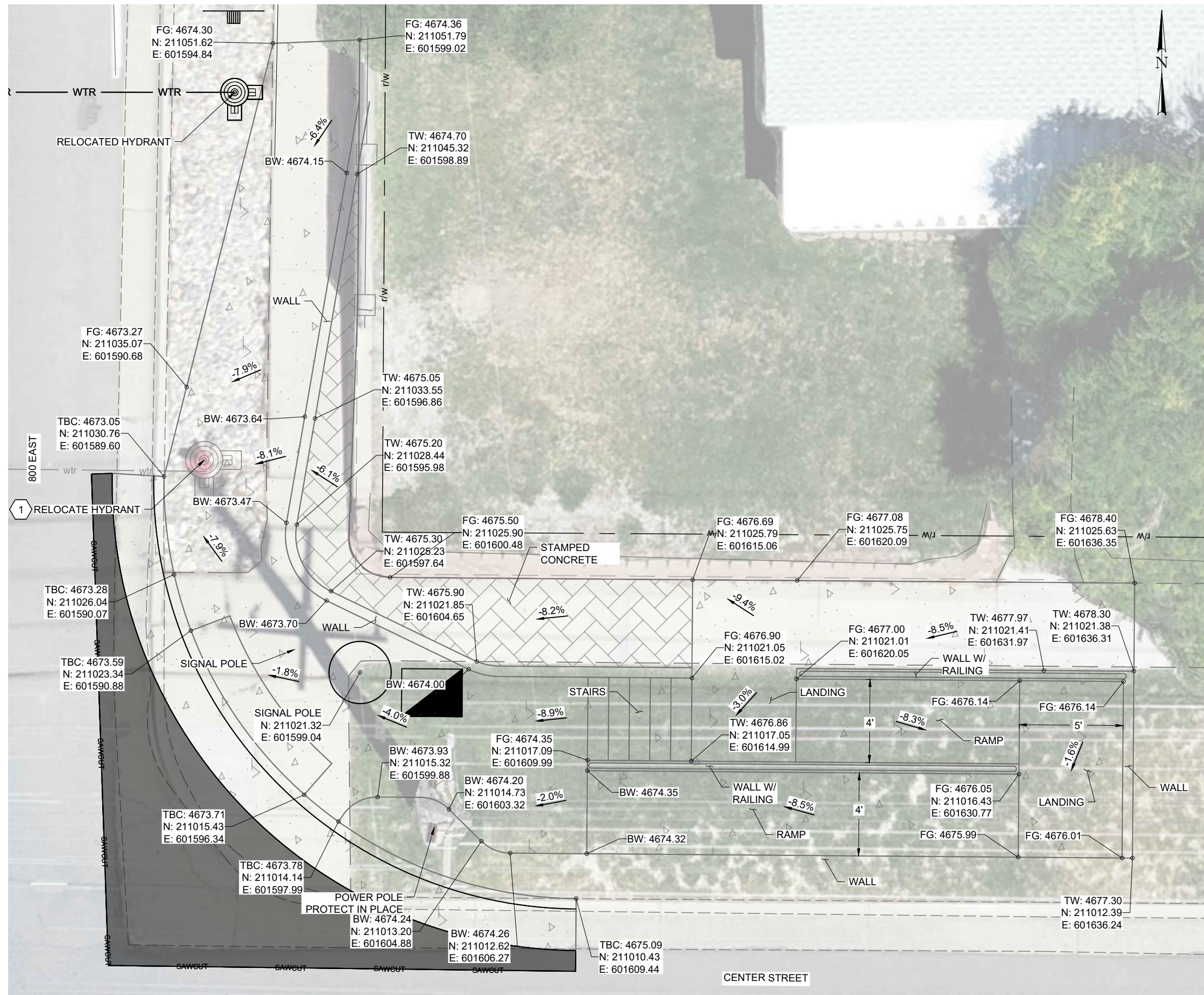
PROJECT	800 EAST & CENTER STREET	 WALL CONSULTANT GROUP 2139 SOUTH 1260 WEST SALT LAKE CITY, UT 84119 PHONE: 801-495-3847	SCALE: 1:20	DATE: 12/14/2022	DESIGNED BY: CR	CHECKED BY: PLP	REVISIONS		NO.	REMARKS	BY	DATE
PROJECT NUMBER	SIGNAL DESIGN	APPROVED	PROFESSIONAL ENGINEER	NO.	REMARKS	BY	DATE					
	20-134-T10											
	ROADWAY											
SHEET NO. RD-01												



1. PEDESTRIAN ACCESS RAMP
2. CONCRETE SIDEWALK
3. CONCRETE CURB AND GUTTER
TYPE A
4. TYPE A IRRIGATION GUTTER
5. RELOCATE FIRE HYDRANT
6. REMOVE FLATWORK
7. REMOVE ASPHALT PAVEMENT
8. CONCRETE FLATWORK 4-INCH THICK
STAMPED
9. CONCRETE STAIRS
10. CONCRETE RETAINING WALL
11. RAILING
12. 12-INCH RCP PIPE
13. RAISE TO GRADE
14. PIPED DEEP GUTTER DRIVEWAY
APPROACH
15. REMOVE PIPE
16. REMOVE STAIRS
17. CONCRETE FLATWORK, 6" THICK
18. ASPHALT PAVEMENT
19. RELOCATE WATER METER

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2. BEFORE DIGGING CALL BLUE STAKES FOR LOCATION OF UNDERGROUND UTILITIES; 1-800-662-4111 OR 811.
3. PROTECT ALL UTILITIES IN PLACE.
4. CONTRACTOR WILL BE RESPONSIBLE TO REPAIR ANY UTILITY DAMAGE TO THE OWNER'S SATISFACTION AND THE WORK WILL BE PAID FOR BY THE CONTRACTOR.
5. CAUTION - OVERHEAD POWER.

SHEET NO. RD-02



ABBREVIATIONS

BW: BOTTOM OF WALL
FG: FINISHED GRADE

TC: TOP OF CONCRETE
TW: TOP OF WALL

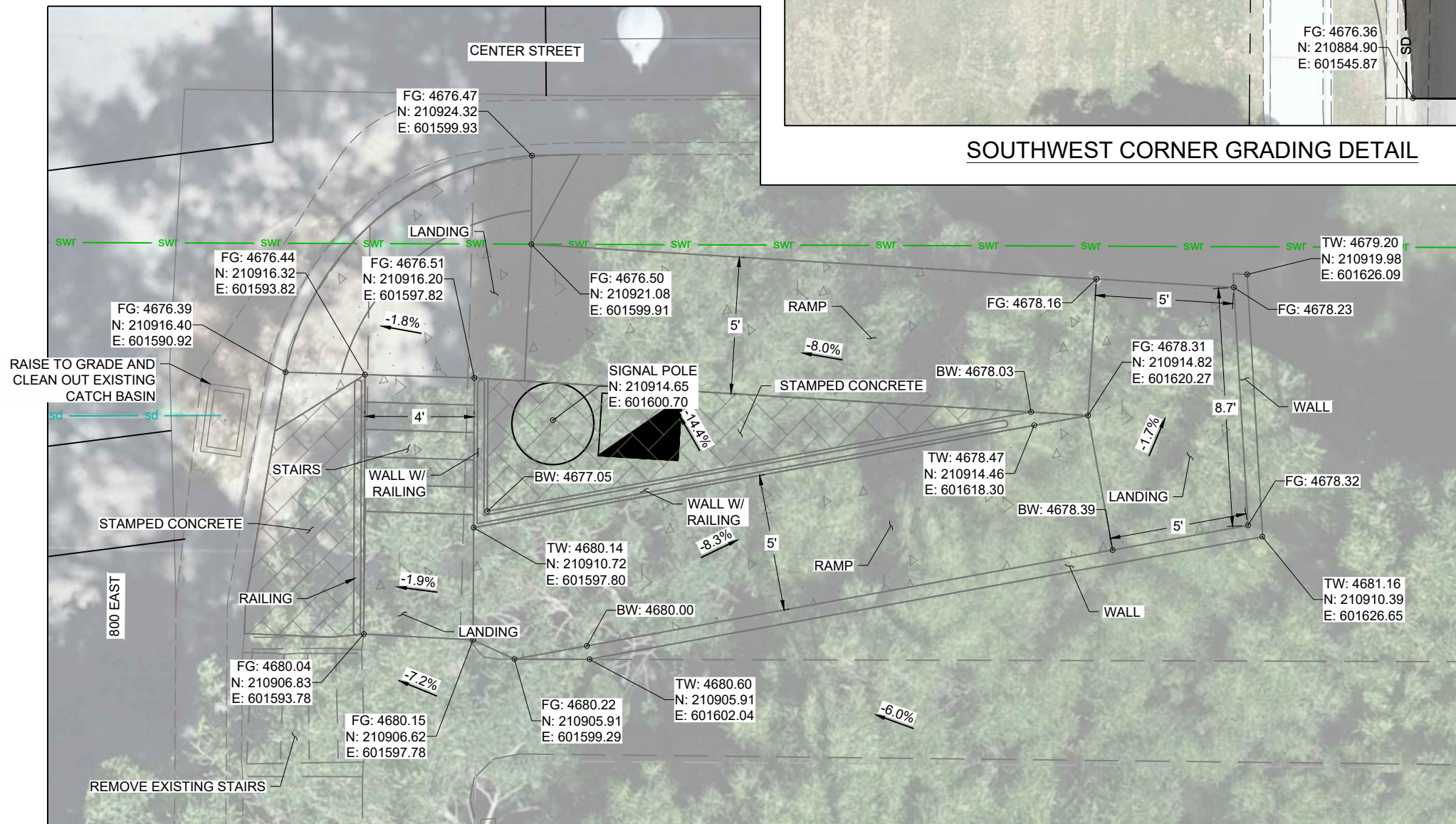
 SHEET KEYNOTES

1. WHEN RELOCATING THE FIRE HYDRANT CAP THE MAINLINE.

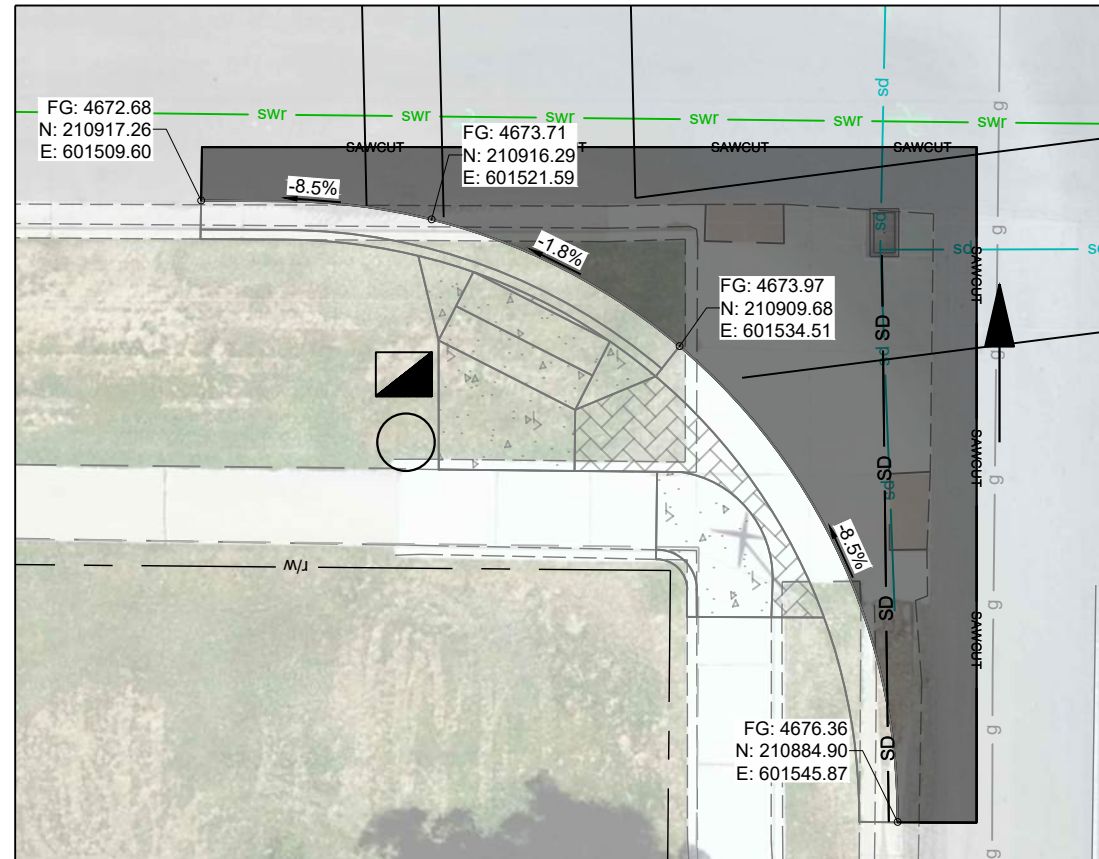
GENERAL NOTES

1. SEE RD SHEETS FOR BID ITEMS.
2. EXISTING UTILITIES ARE SHOWN FOR INFORMATION ONLY. THEY HAVE BEEN DRAWN FROM UTILITY-PROVIDED MAPS.
3. BEFORE DIGGING CALL BLUE STAKES FOR LOCATION OF UNDERGROUND UTILITIES; 1-800-662-4111 OR 811.
4. PROTECT ALL UTILITIES IN PLACE.
5. CONTRACTOR WILL BE RESPONSIBLE TO REPAIR ANY UTILITY DAMAGE TO THE OWNER'S SATISFACTION AND THE WORK WILL BE PAID FOR BY THE CONTRACTOR.
6. CAUTION - OVERHEAD POWER.

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SOUTHEAST CORNER GRADING DETAIL



SOUTHWEST CORNER GRADING DETAIL

 SHEET KEYNOTES

GENERAL NOTES

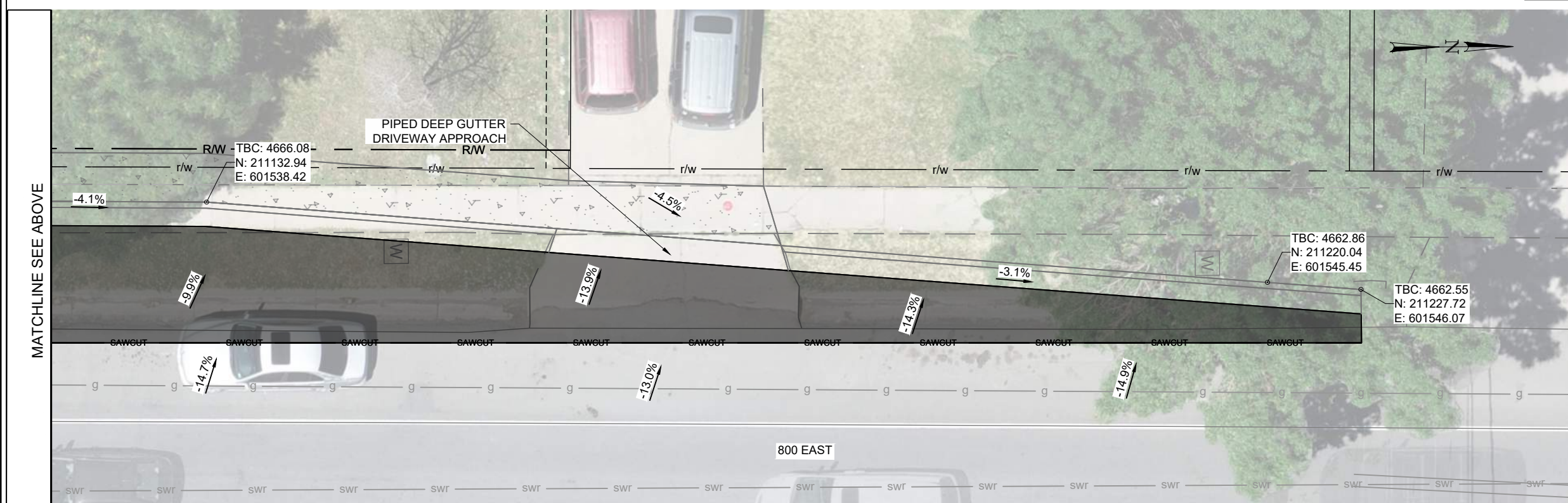
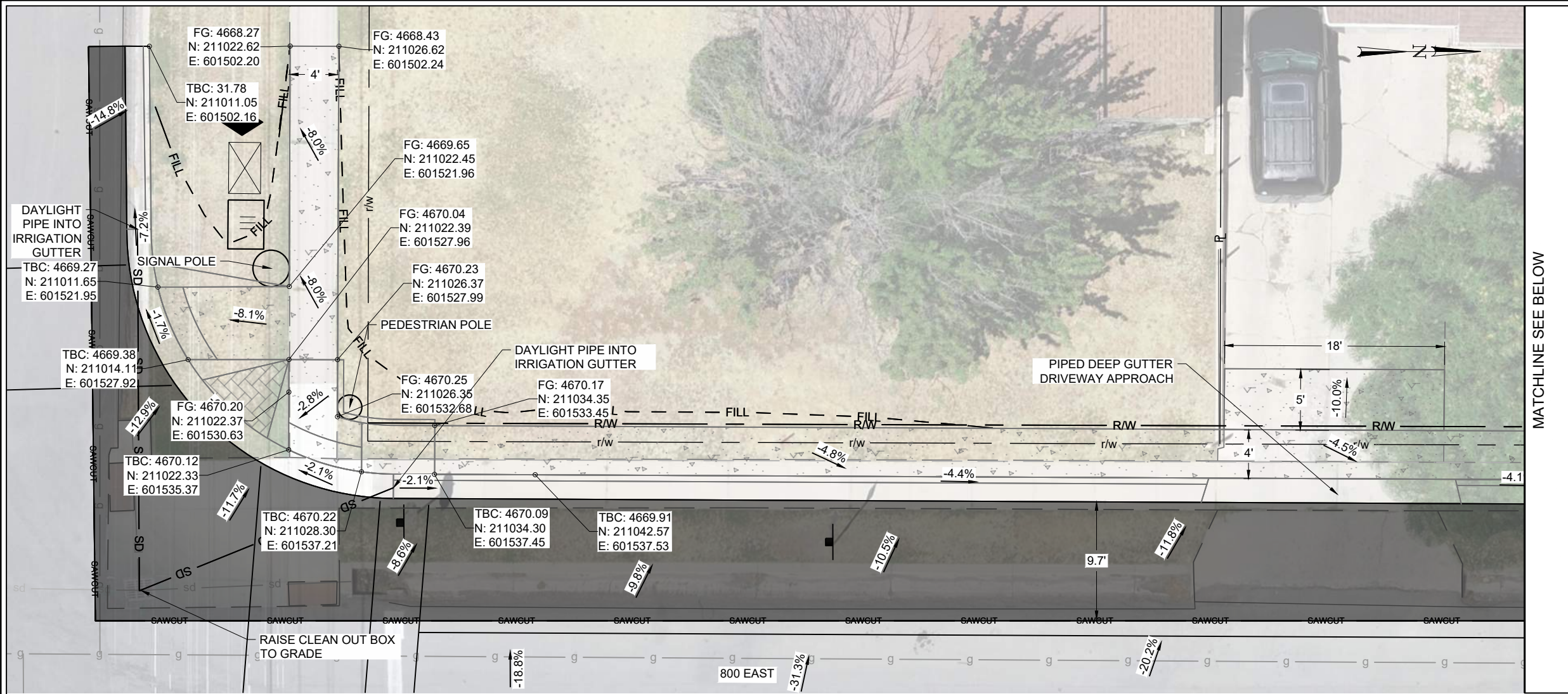
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2. EXISTING UTILITIES ARE SHOWN FOR INFORMATION ONLY. THEY HAVE BEEN DRAWN FROM UTILITY-PROVIDED MAPS.
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4. PROTECT ALL UTILITIES IN PLACE.
5. CONTRACTOR WILL BE RESPONSIBLE TO REPAIR ANY UTILITY DAMAGE TO THE OWNER'S SATISFACTION AND THE WORK WILL BE PAID FOR BY THE CONTRACTOR.
6. CAUTION - OVERHEAD POWER.

ABBREVIATIONS

BW: BOTTOM OF WALL
TC: TOP OF CONCRETE
FG: FINISHED GRADE
TW: TOP OF WALL

SHEET NO.		GR-02	
PROJECT	800 EAST & CENTER STREET	 WALL CONSULTANT GROUP 2139 SOUTH 1260 WEST SALT LAKE CITY, UT 84119 PHONE: 801-455-3847	
PROJECT NUMBER	20-134-T10	APPROVED _____	
GRADING		PROFESSIONAL ENGINEER _____	
800 EAST & CENTER STREET SIGNAL DESIGN 20-134-T10 GRADING		SPANISH FORK CITY 40 SOUTH MAIN STREET, SUITE 240 SPANISH FORK, UT 84660 (801) 804-4500	
		SCALE: 1:5	DATE: 12/14/2022
		DESIGNED BY: AMO	CHECKED BY: PLP
		NO.	REMARKS
		BY	DATE
		REVISIONS	

File Path: G:\Shared drives\2020 Projects\20-134 Spanish Fork On Call\Task 10 - 800 East & Center Street Signal Design\09_Data\Signal and Lighting\20-134_T10_Signal Sheets.dwg Dec 14, 2022 - 6:52pm



NORTHWEST CORNER GRADING DETAIL

SHEET KEYNOTES

- GENERAL NOTES
1.

SEE RD SHEETS FOR BID ITEMS.
2.

EXISTING UTILITIES ARE SHOWN FOR INFORMATION ONLY. THEY HAVE BEEN DRAWN FROM UTILITY-PROVIDED MAPS.
3.

BEFORE DIGGING CALL BLUE STAKES FOR LOCATION OF UNDERGROUND UTILITIES; 1-800-662-4111 OR 811.
4.

PROTECT ALL UTILITIES IN PLACE.
5.

CONTRACTOR WILL BE RESPONSIBLE TO REPAIR ANY UTILITY DAMAGE TO THE OWNER'S SATISFACTION AND THE WORK WILL BE PAID FOR BY THE CONTRACTOR.
6.

CAUTION - OVERHEAD POWER.

ABBREVIATIONS

BW:

BOTTOM OF WALL

TC:

TOP OF CONCRETE

FG:

FINISHED GRADE

TW:

TOP OF WALL

800 EAST & CENTER STREET

SIGNAL DESIGN

20-134-T10

GRADING

PROJECT

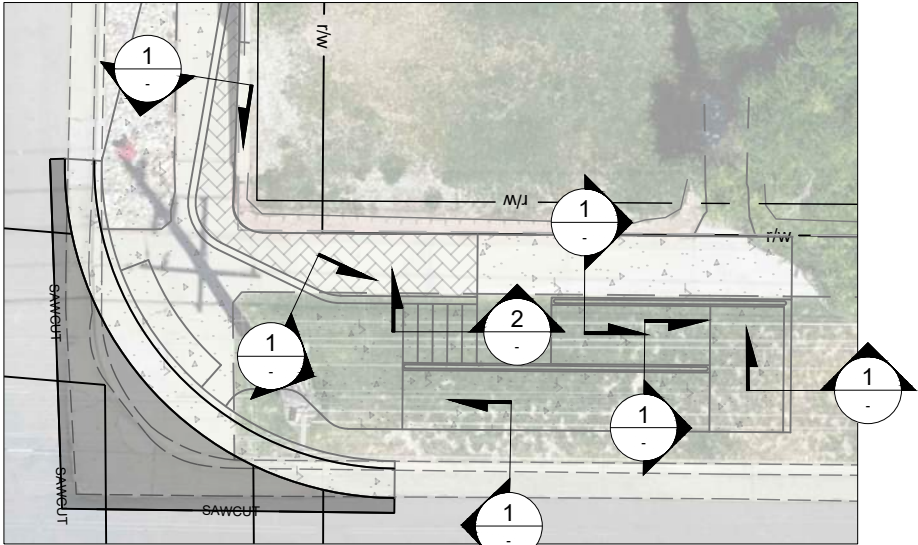
PROJECT NUMBER

SHEET NO.

GR-03

PROJECT		800 EAST & CENTER STREET	 WALL CONSULTANT GROUP 2139 SOUTH 1280 WEST SALT LAKE CITY, UT 84119 PHONE: 801-466-3847	SPANISH FORK CITY 40 SOUTH MAIN STREET, SUITE 240 SPANISH FORK, UT 84660 (801) 804-4500			REVISIONS			
PROJECT NUMBER		20-134-T10	APPROVED	DATE: 12/14/2022		DESIGNED BY: AWO	CHECKED BY: PLP	NO.	BY	DATE
				SCALE: 1:10						
		GRADING	PROFESSIONAL ENGINEER				REMARKS			
SHEET NO.		GR-03								

File Path: G:\Shared drives\2020 Projects\20-134 Spanish Fork On Call\Task 10 - 800 East & Center Street Signal Design\09_Data\Signal and Lighting\20-134_T10_Signal Sheets.dwg Dec 14, 2022 - 6:52pm

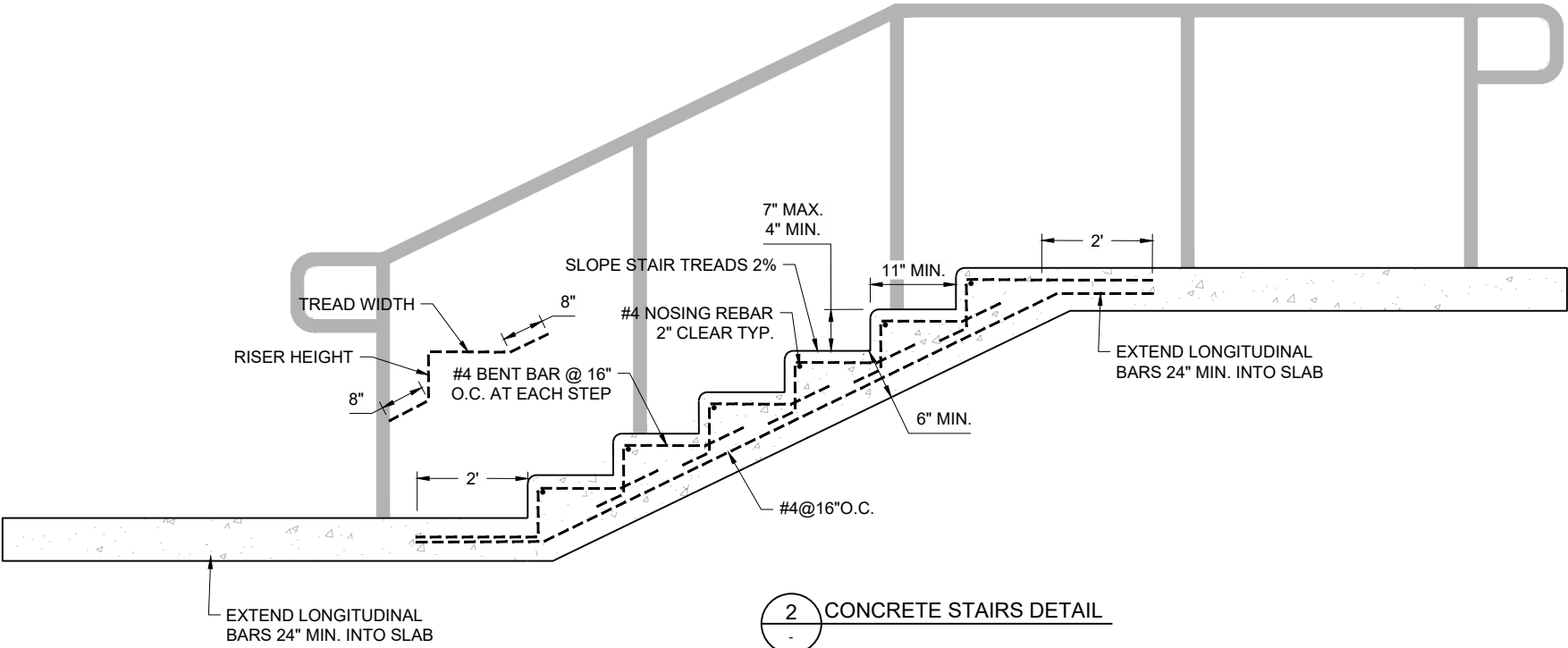


NORTHEAST CORNER

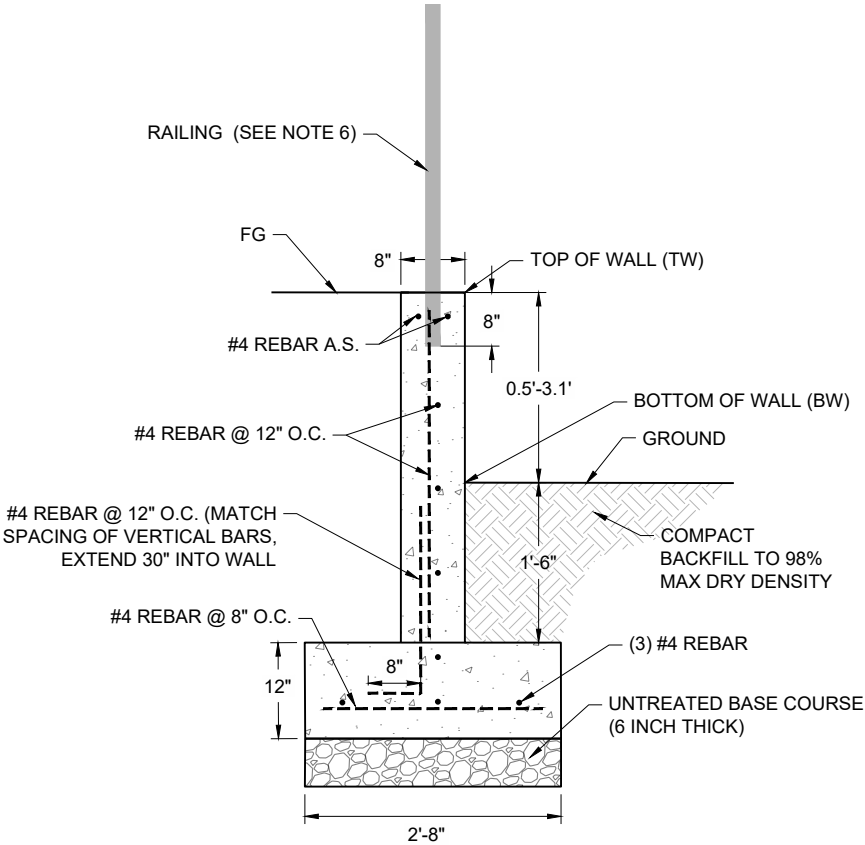


SOUTHEAST CORNER

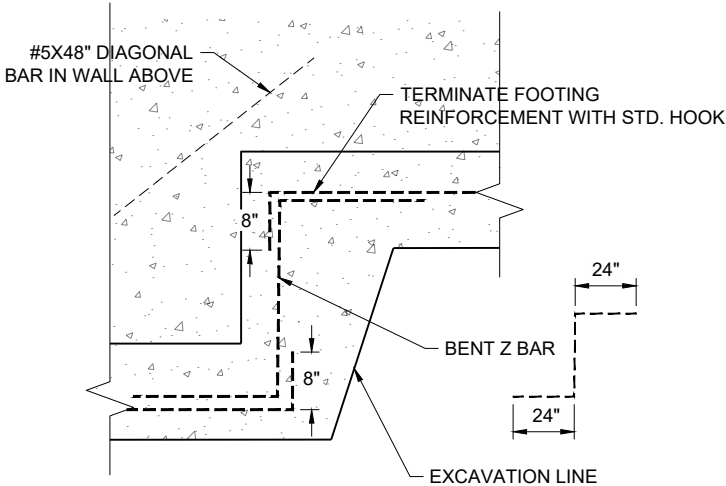
- NOTES:**
- 1 CONCRETE: CLASS 5000,
 - 2 FOR STAIRS AND FLATWORK - BROOM FINISH WITH 1/2" RADIUS ON EXPOSED EDGES
 - 3 FOR WALLS - USE 3/4" CHAMFER ON ALL EXPOSED CORNERS
 - 4 3" MIN. COVER FOR REINFORCING STEEL UNLESS NOTED OTHERWISE
 - 5 ALL WORK TO MEET SPANISH FORK CITY STANDARDS
 - 6 CORE DRILL 1-1/2" DIA. GREATER THAN POST DIAMETER. GROUT POST IN-PLACE WITH NON-SHRINK GROUT (7000 PSI MIN.). PLACE GROUT AND SEALANT TO SLOPE AWAY FROM BASE. VERIFY POST LOCATIONS DO NOT CONFLICT WITH VERTICAL REBAR. RAILING LOCATIONS SHOWN ON GR SHEETS.
 - 7 FROST DEPTH = 30 INCHES MINIMUM FROM LOWEST ADJACENT GRADE TO BOTTOM OF FOOTING. VERIFY FOOTING ELEVATIONS AND GRADES INDICATED WILL PROVIDE MINIMUM FROST DEPTH.
 - 8 DO NOT BACKFILL AGAINST RETAINING WALLS UNTIL CONCRETE HAS REACHED FULL 28-DAY COMPRESSIVE STRENGTH.



2 CONCRETE STAIRS DETAIL

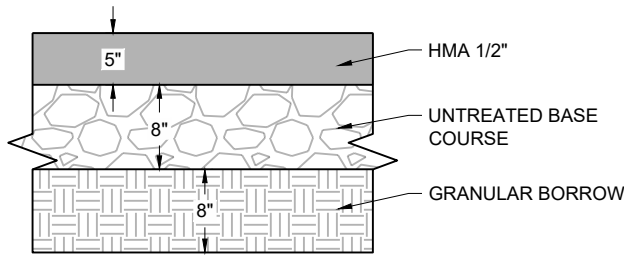


1 RETAINING WALL SECTION DETAIL

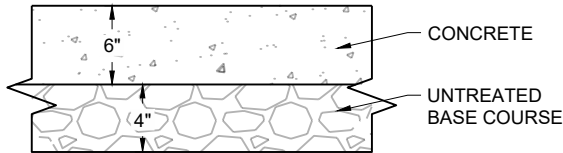


3 FOOTING STEP DETAIL

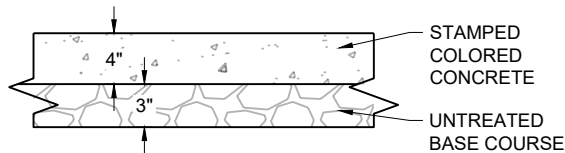
REVISIONS		NO.	REMARKS	BY	DATE
SPANISH FORK CITY 40 SOUTH MAIN STREET, SUITE 240 SPANISH FORK, UT 84660 (801) 804-4500		CHECKED BY: PLP	DESIGNED BY: AWO	DATE: 12/14/2022	SCALE: 1:5
WALL CONSULTANT GROUP 2139 SOUTH 1280 WEST SALT LAKE CITY, UT 84119 PHONE: 801-456-3847		PROFESSIONAL ENGINEER			
800 EAST & CENTER STREET		APPROVED			
SIGNAL DESIGN		DETAILS			
PROJECT NUMBER		20-134-T10			
SHEET NO.		DT-01			



1 ASPHALT PAVEMENT



2 CONCRETE FLATWORK 6" THICK



NOTES
1 SUBMIT STAMP PATTERN AND COLORING FOR APPROVAL TO COUNTY PRIOR TO CONSTRUCTION

3 CONCRETE FLATWORK 4" THICK STAMPED

PROJECT		800 EAST & CENTER STREET	WALL CONSULTANT GROUP		SCALE: 1:5	DATE: 12/14/2022	DESIGNED BY: AWO	CHECKED BY: PLP	REVISIONS		
			2139 SOUTH 1260 WEST SALT LAKE CITY, UT 84119 PHONE: 801-456-3847						NO.	REMARKS	BY
PROJECT NUMBER		SIGNAL DESIGN		SPANISH FORK CITY 40 SOUTH MAIN STREET, SUITE 240 SPANISH FORK, UT 84660 (801) 804-4500							
		20-134-T10		APPROVED							
		DETAILS		PROFESSIONAL ENGINEER							
SHEET NO. DT-02											



STRIPING SUMMARY TOTALS (ALL SHEETS)

ITEMS	QUANTITY	UNIT
REMOVE SIGN LESS THAN 20 SQUARE FEET	3	EA
RELOCATE SIGN LESS THAN 20 SQUARE FEET	1	EA
PAVEMENT MARKING PAINT - 4" WHITE OR YELLOW	3840	FT
PAVEMENT MARKING PAINT - 8" WHITE	560	FT
PAVEMENT MARKING PAINT (STOP LINE, CROSSWALK-12 INCH)	740	FT
PAVEMENT MESSAGE	12	EA



1. REMOVE PAVEMENT MARKING BY WATERBLASTING TO ESTABLISH LEFT-TURN POCKET 120' GAP.
2. REMOVE STOP SIGN AND POST. DO NOT REMOVE UNTIL SIGNAL IS FULLY OPERATIONAL.
3. REMOVE STREET NAME SIGN AND POST.

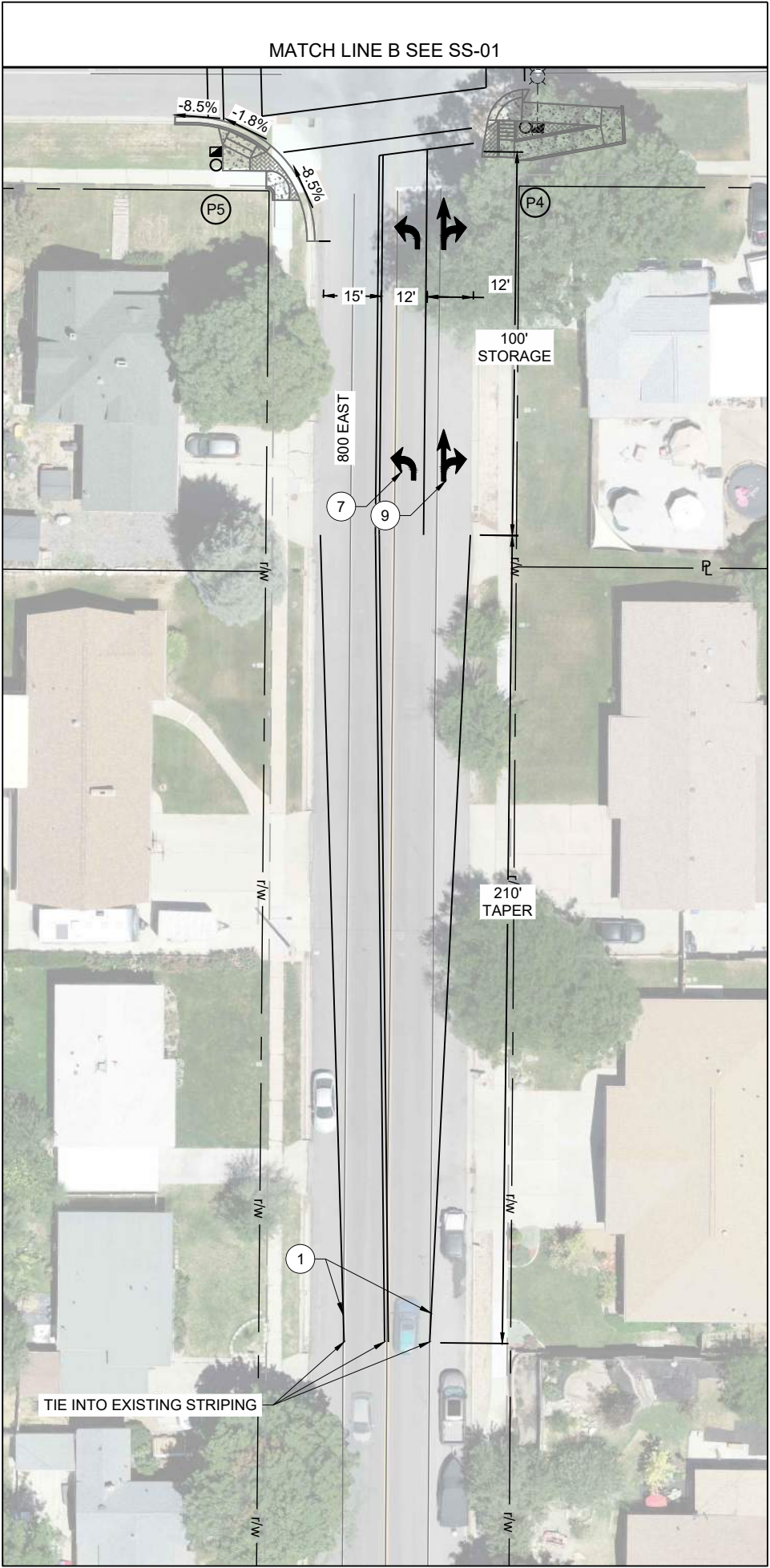
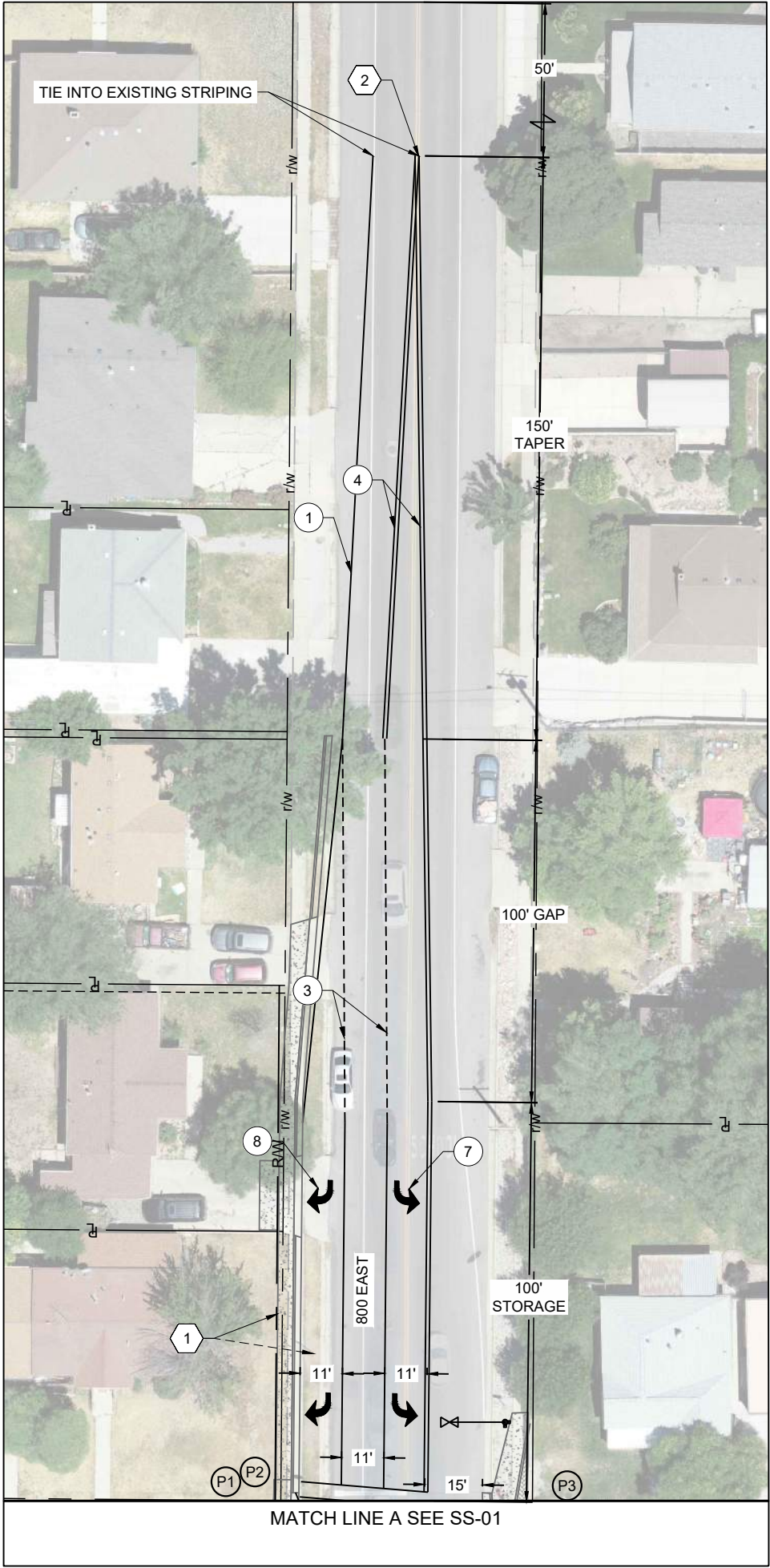
GENERAL NOTES

1. ALL PAVEMENT MESSAGES AND STRIPING TO BE PAINT.
2. REMOVE ALL CONFLICTING PAVEMENT MARKINGS BY WATERBLASTING.

☐

- | | |
|---|-----------------------------------|
| 1 | SOLID WHITE LINE - 4 INCH |
| 2 | SOLID WHITE LINE - 8 INCH |
| 3 | DOTTED WHITE LINE - 4 INCH |
| 4 | SOLID DOUBLE YELLOW LINE - 4 INCH |
| 5 | CROSSWALK - 12 INCH |
| 6 | STOP BAR - 12 INCH |
| 7 | LEFT TURN ARROW |
| 8 | RIGHT TURN ARROW |
| 9 | SHARED TH/RT ARROW |

SHEET NO.	800 EAST & CENTER STREET		 WALL CONSULTANT GROUP 2139 SOUTH 1260 WEST SALT LAKE CITY, UT 84119 PHONE: 801-456-3847	SPANISH FORK CITY 40 SOUTH MAIN STREET, SUITE 240 SPANISH FORK, UT 84660 (801) 804-4500		REVISIONS			
	PROJECT								
SS-01	PROJECT NUMBER	20-134-T10	APPROVED		SCALE: 1:40	DATE: 12/14/2022	DESIGNED BY: CR	CHECKED BY: PLP	
	SIGNING AND STRIPING			PROFESSIONAL ENGINEER					
								NO.	REMARKS
								BY	DATE



PROJECT

800 EAST & CENTER STREET

PROJECT NUMBER

20-134-T10

SIGNAL DESIGN

SIGNING AND STRIPING

APPROVED



WALL CONSULTANT GROUP
2139 SOUTH 1280 WEST
SALT LAKE CITY, UT 84119
PHONE 801-456-3847

DATE: 12/14/2022

DESIGNED BY: CR

CHECKED BY: PJP

SCALE: 1:40

PROFESSIONAL ENGINEER

REVISIONS

NO.	REMARKS	BY	DATE

1. RELOCATE BUS STOP SIGN, REUSE POST.

2. 50' OF STRAIGHT STRIPING BEFORE NEXT INTERSECTION AT 100 NORTH.

GENERAL NOTES

1. ALL PAVEMENT MESSAGES AND STRIPING TO BE PAINT.

2. REMOVE ALL CONFLICTING PAVEMENT MARKINGS BY WATERBLASTING.

STRIPING LEGEND

1 SOLID WHITE LINE - 4 INCH
2 SOLID WHITE LINE - 8 INCH
3 DOTTED WHITE LINE - 4 INCH
4 SOLID DOUBLE YELLOW LINE - 4 INCH
5 CROSSWALK - 12 INCH
6 STOP BAR - 12 INCH
7 LEFT TURN ARROW
8 RIGHT TURN ARROW
9 SHARED TH/RT ARROW

SHEET KEYNOTES

1. RELOCATE BUS STOP SIGN, REUSE POST.

2. 50' OF STRAIGHT STRIPING BEFORE NEXT INTERSECTION AT 100 NORTH.

SHEET NO. SS-02

A

Center St

5.91 31.36 8 8.82 5.91

60

Identifier : DS3-3 Single Street Name Sign Mast Arm ;
1.50" Radius, 0.50" Border, White on Green;

[Center St] C;

B

800 East

4.95 16.33 8 19.77 4.95

54

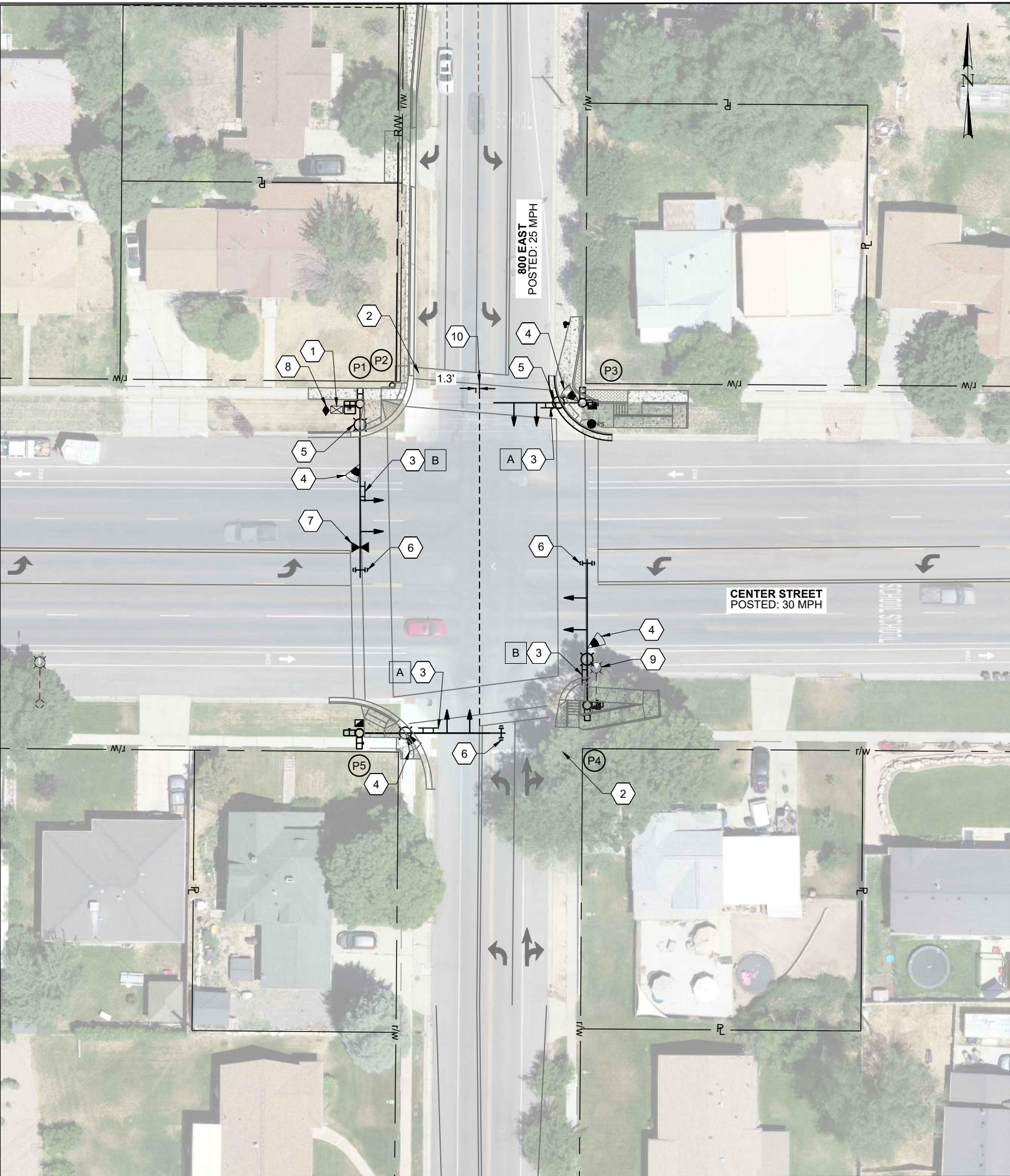
Identifier : DS3-3 Single Street Name Sign Mast Arm ;
1.50" Radius, 0.50" Border, White on Green;

[800 East] C;

POLE SCHEDULE

POLE ID.	MAST ARM LENGTH	LUMINAIRE MOUNTING HEIGHT	LUMINAIRE ARM LENGTH	REMARKS
☒	-	-	-	SIGNAL CABINET
P1	60'	*	*	NEW SIGNAL POLE
P2	-	-	-	5.5' PEDESTRIAN POLE
P3	30'	*	*	NEW SIGNAL POLE
P4	50'	30'	15'	NEW SIGNAL POLE
P5	50'	30'	15'	NEW SIGNAL POLE

* UNDER-MAST ARM LUMINAIRE, SEE NOTE 5



SHEET KEYNOTES

1. INSTALL NEW CABINET AND CONTROLLER ON NORTHWEST CORNER.
2. DO NOT REMOVE STOP SIGNS UNTIL SIGNAL IS OPERATIONAL. SEE SS-01 FOR SIGN REMOVALS.
3. INSTALL CONTRACTOR FURNISHED MAST ARM MOUNTED SIGNS. USE STATE FURNISHED MOUNTING OPTION B FOR STREET NAME SIGNS AT ALL MAST ARMS EXCEPT AT P1.
4. INSTALL DILEMMA ZONE AND STOP LINE DETECTOR PER MANUFACTURER'S STANDARDS. COORDINATE WITH MIKE WRIGHT AT (801) 556-5018 FOR PROPER DETECTION PLACEMENT, WITH SEVEN (7) DAYS ADVANCE NOTICE.
5. INSTALL UNDER-MAST ARM LIGHTING, SEE SL 3B FOR ADDITIONAL INFORMATION.
6. INSTALL VIBRATION MITIGATOR.
7. PREEMPTION TO BE INSTALLED BY OTHERS. COORDINATE WITH DILLON MUIRBROOK AT (801) 368-2668.
8. INSTALL 3" CONDUIT FROM POWER SOURCE TO UNDERGROUND SERVICE PEDESTAL. CONTACT GARRETT ELMER AT (801) 921-9842 30 DAYS IN ADVANCE FOR POWER SERVICE.
9. REMOVE EXISTING LUMINAIRE, FOUNDATION AND JUNCTION BOX. SPANISH FORK POWER TO REMOVE WIRING BEFORE POLE AND FOUNDATION ARE REMOVED, CONTACT GARRET ELMER 14 DAYS PRIOR FOR WIRE REMOVAL.
10. INTERSECTION OFFSET OF 1.3'.

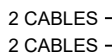
GENERAL NOTES

1. ADJUST SIGNAL FOUNDATION ELEVATION AS NECESSARY TO ENSURE THAT THE SIGNAL HEAD CLOSEST TO THE HIGHEST POINT OF THE ROADWAY SURFACE IS BETWEEN 18.5 FEET AND 21.0 FEET BETWEEN THE BOTTOM OF THE SIGNAL HEAD ASSEMBLY AND THE ROADWAY SURFACE.
2. SIGNAL FOUNDATIONS MUST BE WITHIN 10" FROM THE PEDESTRIAN RAMP TURNING SPACE.
3. ALL SIGNAL FOUNDATION MUST BE EXCAVATED USING A VAC TRUCK.
4. SEE RD-01 FOR ADDITIONAL UTILITY INFORMATION. UTILITIES ARE TO BE BLUE STAKED BEFORE WORK BEGINS. VERIFY LOCATIONS IN FIELD AND PROTECT EXISTING UTILITIES IN PLACE. ADJUST PLACEMENT OF SIGNAL EQUIPMENT ACCORDINGLY; COORDINATE ALL RELOCATIONS WITH THE ENGINEER. CONTACT DILLON MUIRBROOK AT (801) 368-2668 BEFORE DRILLING SIGNAL POLE FOUNDATIONS.
5. SEE SG-S02 AND SG-S03 FOR CIRCUIT AND CONDUIT INFORMATION.
6. SET ALL JUNCTION BOXES LEVEL WITH ADJACENT CONCRETE OR FINAL GRADE.
7. CENTER TRAFFIC SIGNAL HEADS OVER LANES.
8. ALL SIGNAL POLES AND MAST ARMS TO BE POWDER COATED.

REVISIONS		NO.		REMARKS		BY	DATE
SPANISH FORK CITY 40 SOUTH MAIN STREET, SUITE 240 SPANISH FORK, UT 84660 (801) 804-4500		CHECKED BY: PLP		DESIGNED BY: CR		DATE: 12/14/2022	
WALL CONSULTANT GROUP 2139 SOUTH 1280 WEST SALT LAKE CITY, UT 84119 PHONE: 801-456-3847		SCALE: 1:40		APPROVED		PROFESSIONAL ENGINEER	
800 EAST & CENTER STREET		SIGNAL DESIGN		20-134-T10		SIGNAL	
PROJECT		PROJECT NUMBER					
SHEET NO.		SG-01					



7-CONDUCTOR NO. 14 AWG, STRANDED
CABLE, IMSA 20-1 WITH NO. 6 AWG BARE
COPPER GROUND WIRE IN 2-INCH CONDUIT



7-CONDUCTOR NO. 14 AWG, STRANDED CABLE,
IMSA 20-1 SAME CONDUIT AS SIGNAL CIRCUIT

4-CONDUCTOR NO. 14 AWG.
STRANDED CABLE, IMSA 20-1 IN
2-INCH CONDUIT



SMART SENSOR MATRIX CABLE
(SEE SG-S02 FOR DETAILS)
AND 12 AWG, STRANDED, GREEN INSULATED,
UV RATED GROUND WIRE IN 2-INCH CONDUIT



TWO SINGLE-CONDUCTOR COPPER CABLES TYPE RHH-USE2-RHW2
WIRES WITH NO. 6 AWG BARE COPPER GROUND WIRE IN 2-INCH
CONDUIT



TWO 2-INCH CONDUITS WITH DETECTABLE PULL TAPER

REVISIONS			
NO.	REMARKS	BY	DATE

WITNESSED BY:

DATE: _____

SCALE:



WALL CONSULTANT GROUP

APPROVED

PROFESSIONAL ENGINEER

800 EAST & CENTER STREET

SIGNAL DESIGN

20-134-T10

SIGNAL CIRCUIT

PROJECT

PROJECT
NUMBER

SHEET NO. SG-02

[illegible]

\$ THESE ITEMS ARE CALCULATED BY THE CONTRACTOR

[illegible]

\$ THESE ITEMS ARE CALCULATED BY THE CONTRACTOR
** TO BE INSTALLED BY OTHERS

** TO BE INSTALLED BY OTHERS

NOTES:

1. SEE UDOT STD SL SERIES AND SECTIONS 02892 AND 16530.
2. CONTACT THE SERVING POWER COMPANY A MINIMUM OF THIRTY (30) DAYS BEFORE POWER SERVICE IS REQUIRED. SEE UDOT STD DWG SL 4C FOR UNDERGROUND SERVICE PEDESTAL DETAILS. CONTACT SPANISH FORK CITY (GARRET ELMER (801) 921-9842) THREE (3) DAYS IN ADVANCE OF UNDERGROUND SERVICE PEDESTAL INSPECTION. MAKE ALL ARRANGEMENTS WITH LOCAL POWER COMPANY FOR INSTALLATION.
3. PLACE ALL CONDUIT IN SAME TRENCH OR BORE SHOT WHERE POSSIBLE.
4. CONSTRUCT SIGNAL IN A MANNER TO AVOID DAMAGE TO EXISTING UTILITIES. ASSUME RESPONSIBILITY FOR ANY UTILITY DAMAGED BY CONSTRUCTION OPERATIONS. THE PLANS SHOW BURIED UTILITY LOCATIONS IN THEIR APPROXIMATE LOCATION ONLY.
5. SMART SENSOR CABLE" COLOR-CODED, TWISTED PAIR, 6-CONDUCTOR WIRE WITH 20 AWG FOR POWER AND 22 AWG FOR COMMUNICATION. WAVETRONIX PART # WX-SS-705 OR APPROVED EQUIVALENT.
6. SEE MANUFACTURER'S REQUIREMENTS FOR CABLE TYPE.

[illegible]

[illegible]

* SEE NOTE 3

CITY FURNISHED MATERIALS																										
	DETECTION SCHEDULE											SIGNAL HEAD SCHEDULE														
	RADAR DETECTION								AUDIBLE PED BUTTONS			LED MODULES						POLYMER SIGNAL HEADS								
	ADVANCE RADAR SENSOR (Dilemma Zone)	STOPBAR RADAR SENSOR (Matrix)	SENSOR MOUNT	100' CABLE w-CONNECTOR	120' CABLE w-CONNECTOR	EPOXY SPLICE KIT	CLICK-650 RADAR INTERFACE (4 sensors)	CLICK-656 RADAR INTERFACE (6 sensors)	2-WIRE AUDIBLE PED BUTTON (For Full Intersection)	2-WIRE CENTRAL CONTROL UNIT	4-WIRE AUDIBLE PED BUTTON (For 1 or 2 Crossings)	RED BALL	YELLOW BALL	GREEN BALL	RED ARROW	YELLOW ARROW	GREEN ARROW	1-SECTION SIGNAL HEAD	3-SECTION SIGNAL HEAD	4-SECTION SIGNAL HEAD	5-SECTION SIGNAL HEAD	PEDESTRIAN HYBRID BEACON SIGNAL HEAD (PHB/HAWK)	TYPE-7 SIGNAL HEAD (Dual-Red)	3 SECTION ASTRO-BRAC ASSEMBLY	4/5 SECTION ASTRO BRAC ASSEMBLY	MAST ARM EXTENSION KIT
LOCATION	EA	EA	EA	EA	EA	EA	EA	EA	EA	EA	EA	EA	EA	EA	EA	EA	EA	EA	EA	EA	EA	EA	EA	EA	EA	EA
800 EAST & CENTER ST		4	4	4		4	1					8	8	8					8					8		
TOTALS		4	4	4		4	1					8	8	8					8					8		

NOTES:

1. NOTIFY RESIDENT ENGINEER 4-6 WEEKS PRIOR TO THE DATE CITY FURNISHED MATERIALS ARE NEEDED.
2. POLYMER SIGNAL HEAD ASSEMBLIES INCLUDE SIGNAL HEAD HOUSING, VISORS AND LOUVERED BACK PLACE WITH RETROREFLECTIVE TAPE WHEN APPLICABLE.
3. ALL SIGNAL STEEL ITEMS WILL BE PROVIDED BY THE UDOT WAREHOUSE. CONTRACTOR RESPONSIBLE FOR PICK UP AND TRANSPORT OF MATERIALS TO VALMONT FOR POWDER COATING AND FOR VALMONT TO JOB SITE. INCLUDE COST OF POWDER COATING IN BID.

PROJECT		800 EAST & CENTER STREET	 WALL CONSULTANT GROUP 2139 SOUTH 1260 WEST SALT LAKE CITY, UT 84119 PHONE 801-455-3847	SPANISH FORK CITY 40 SOUTH MAIN STREET, SUITE 240 SPANISH FORK, UT 84660 (801) 804-4500			REVISIONS		
PROJECT NUMBER		SIGNAL DESIGN							
		20-134-T 10	APPROVED _____	SCALE: N/A	DATE: 12/14/2022	DESIGNED BY: CR	CHECKED BY: PLP		
		SIGNAL SCHEDULE	PROFESSIONAL ENGINEER _____						
SHEET NO.			SG-S03						

Draft Minutes
Spanish Fork City Development Review Committee
40 South Main Street
Spanish Fork, Utah
January 25, 2023

Staff Members Present: Chris Thompson, Public Works Director; Seth Perrins, City Manager; Dave Anderson, Community Development Director; Brandon Snyder, Senior Planner; Kimberly Brenneman, Development Coordination Manager; Vaughn Pickell, City Attorney; Ana Burgi, Assistant City Attorney; Marcie Clark, Department Development Secretary; Zach Hendrickson, Outside Plant Manager; Jake Theurer, Power and Light Superintendent; Tom Cooper, Power and Light Senior Utility Planner; Bart Morrill, Parks Maintenance Supervisor; Jason Turner, Fire Marshal; Kasey Woodard, Division Secretary.

Citizens Present: zero, zip, nada, no one.

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

MINUTES

January 4, 2023

January 11, 2023

Dave Anderson **moved** to Continue the minutes of January 4, 2023 and January 11, 2023.

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

SITE PLAN

400 NORTH ROUNDABOUT

Brandon Snyder posed questions about moving the 6-foot masonry wall back or changing the fence to avoid the potential ice issues that will form on the side of the roundabout. He also asked what measures can be taken to slow the eastbound traffic of 400 North heading into the roundabout. His concern is travelers could use more warning to slow down than just the visual barrier.

Chris Thompson stated he is unsure if this can be moved as he is unsure what was agreed to during the acquisition.

Tom Cooper mentioned that moving the wall back will also allow for the placement of street lights.

There was a discussion regarding the acquisition and how much right-of-way was purchased. It was stated the entire parcel was purchased.

Dave Anderson agrees with Brandon Snyder's suggestion of having a shorter wall or placing it further back.

Dillon Muirbrook stated moving the wall could change the agreement that is in place.

There was further discussion regarding the east flowing traffic traveling down 400 North and not slowing down and cars entering the roundabout at 300 West and the entering traffic not being visible to the flowing traffic. This could present a potential for traffic accidents.

Seth Perrins asks if there are any other traffic calming measures that can be taken?

Byron Haslam stated there is a roundabout warning on 400 North that warns the flowing traffic there will be a slowdown area up ahead.

Dillon Muirbrook stated there is also a traffic signal that warns flowing traffic if there is a pedestrian in the crosswalk.

There was a brief discussion regarding the landscaping and irrigation of the park strip and behind the sidewalk. It was a common understanding that the City will complete the landscaping.

Dave Anderson **moved** to approve the proposed 400 North Roundabout Site Plan subject to the following condition:

1. That the design be modified to add 4 feet of space on the southwest corner between the 6-foot masonry wall and the sidewalk, which space will become part of the public right-of-way.

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

DISCUSSION

ANNEXATION FEASIBILITY STUDY

Dave Anderson gave a brief explanation about the requirement of providing a feasibility report with an annexation application and the procedure taken. He is looking for DRC input to improve the process.

It was discussed that a proposed annexation is outside the City's Annexation Policy Plan. Brandon Snyder asked what the timeline is to amend the Annexation Policy Plan.

Seth Perrins stated he believes there is a protest period when amending the policy plan.

Dave Anderson stated he believes the period is not very lengthy to amend the annexation policy.

There was discussion regarding the impact of EMS response times should the property be incorporated into the City and how that could change the location of any future fire stations. There currently is a study being done with regard to EMS response times and the best locations of future stations.

Jason Turner stated that he has been in contact with the consulting company doing the study about the proposed annexation application. He has asked that they add consideration to how a future fire station location could change if that area is added into the annexation policy plan.

Chris Thompson noted that a large portion of the annexation area is impacted by the floodplain.

Dave Anderson mentioned that only a non-residential zone such as the I-1 should be considered given its proximity to the airport.

Chris Thompson spoke briefly about utilities and infrastructure in the area.

Dave Anderson asked Seth Perrins who he feels would be the best staff member to discuss financial impacts to the City. Seth Perrins directed him to speak with Jordan Hales.

Direction was given to Kimberly Brenneman to send the report to Tom Cooper, Jordan Hales and Michael Clark for them to review the questions and provide answers. Those responses will be discussed with the DRC on February 8.

Dave Anderson stated there will not be a DRC meeting next week on January 31, 2023.

Dave Anderson moved to adjourn the meeting at 10:47 a.m.

Adopted:

Kasey Woodard
Community Development Division
Secretary