

Adopted Minutes
Spanish Fork City Development Review Committee
40 South Main Street
Spanish Fork, Utah 84660
August 3, 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; Ana Burgi, Assistant City Attorney; John Little, Chief Building Official; Michael Clark, Assistant City Engineer; Marcie Clark, Engineering Department 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; Jason Turner, Fire Marshall; Kasey Woodard, Division Secretary; Travis Warren, City Surveyor.

Citizens Present: Branden Kirk, Kaden Cole, Jon Jensen.

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

MINUTES

July 20, 2022

Jake Theurer **moved** to approve the minutes of July 20, 2022.

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

FINAL PLAT

SUNSET VILLAGE

Brandon Snyder stated this is back for approval of the Final Plat. He mentioned that there are a few remaining red-lines. One related to the use of unit 23 as two units. Another relates to adding a note to the plat that states there will be no basement accessory apartments permitted.

Chris Thompson stated these are good comments to address as there will not be enough parking for double the residents. He stated another thought he was in regards to a shared driveway within the community, he suggested adding a little backing area for the residents to back up into and pull straight forward. He asked Branden Kirk if there will be any parking restrictions on the driveway.

Branden Kirk stated there will need to be certain restrictions with driveway parking as it could potentially block or affect other residents. He stated there will be no parking signs installed and as in the past, include parking restrictions in the rental agreements.

Michael Clark in engineering has no comments.

Seth Perrins asked if the shared driveway on lot 23 is wider than the other driveways. He stated it seems to be similar in size to the other units that do not share driveways. He asked if unit 24 then had to use surface parking.

Branden Kirk stated units 23 and 24 will each have a single car garage door for one vehicle, and each unit will have an assigned street parking space.

Seth Perrins **moved** to approve the proposed Sunset Village Final Plat based on the following findings and conditions:

Findings:

1. That the application conforms to the City's General Plan Designation and Zoning Map.
2. That the application is consistent with the approved Preliminary Plat.

Conditions:

1. That the applicant meets the City's Zoning requirements and Construction Standards.
2. That the applicant addresses any red-lines.
3. That consideration be given to the parking circumstance for units 11 and 12 in regards to providing a little knob to encourage people to turn around instead of backing out.

Ana Burgi **seconded** and the motion **passed** all in favor.

ANNEXATION

OBERG ANNEXATION

Brandon Snyder stated this is 70 acres just south of the recent Utah West annexation. It is anticipated that it will be expanding the potential industrial uses of the area.

Michael Clark has no comments.

Dave Anderson states this is very similar to the Utah West Annexation in terms of the needs of significant improvements to the area before it can be developed. He stated there is documentation from Utah County regarding the island this will create.

Kimberly Brenneman stated the island created will be under 50 acres.

Dave Anderson stated there have been conversations with the Abplanalps, and they are aware of the properties being annexed around them, and are open to possibly being annexed into the City at some point in the future. He feels the City is at a point where a decision needs to be made.

Seth Perrins stated the concerns he raised is that having an island is a bad idea and that he hopes if the City approves the annexations that sometime in the near future the Abplanalps should consider being annexed into the City.

Dave Anderson stated the proposed zoning for the area would be I-1 light industrial but the Birchett property will be R-R Rural Residential.

Seth Perrins stated this needs to be reflected in the motion as well as any additional properties that could be annexed in the future.

Dave Anderson stated at this point in time, the Abplanalp are comfortable standing down and not being annexed at this time.

Seth Perrins asked if there is a timeline set and Dave Anderson stated yes there is.

Kimberly Brenneman stated there will be a public notice sent out within the next couple days.

Chris Thompson asked Jon Jensen if the house located 808 West 5950 South Utah County will be removed, answer no.

Dave Anderson **moved** to recommend approval of the proposed Annexation based on the following findings and conditions:

Findings:

1. That the subject property is located within the City's Annexation Policy Boundary.
2. That the General Plan Land Use Designation is Industrial.

Conditions:

1. That the applicant enters into an Annexation Agreement.
2. That the properties be zoned I-1 Light Industrial at the time of annexation with the exception of the Birchett property, which will be zoned R-R Rural Residential.

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

Chris Thompson moved to adjourn the meeting at 10:24 a.m.

Adopted: **August 10, 2022**

Kasey Woodard
Division Secretary