

**Adopted Minutes
Spanish Fork City Development Review Committee
40 South Main Street
Spanish Fork, Utah
September 7, 2022**

Staff Members Present: Seth Perrins, City Manager; Dave Anderson, Community Development Director; Brandon Snyder, City Planner; Kimberly Brennehan, Community Development Secretary; Vaughn Pickell, City Attorney; 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; Tom Cooper, Power and Light Senior Utility Planner; Bart Morrill, Parks Maintenance Supervisor; Jason Turner, Fire Marshall; Dale Robinson, Parks and Recreation Director; Kasey Woodard, Division Secretary.

Citizens Present: Caleb Christen, Cody Brazell, Grey Garza, Cris Child, Ben Seastrand, Jenny Neilson.

Dave Anderson called the meeting to order at 10:05 a.m.

MINUTES

August 31, 2022

Vaughn Pickell **moved** to approve the minutes of August 31, 2022.

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

PRELIMINARY PLAT

PARKWAY PROFESSIONAL PLAZA

Dave Anderson gave a brief overview and stated the Preliminary Plat has expired and it is being reviewed today and looking for reapproval by the Planning Commission on this same day.

Brandon Snyder has no comments.

Cris Child has no comments.

Seth Perrins commented that the plans are a different style than what was previously presented.

Dave Anderson stated he is in favor of the new design.

Seth Perrins asked if this is a stone building and it was stated it is masonry with acrylic paneling.

Vaughn Pickell **moved** to recommend reapproval of the proposed Parkway Professional Plaza Preliminary Plat to the City Council based on the following finding and conditions:

Finding:

1. Convenience stores, professional offices, and preschools are all permitted uses in the Commercial-2 Zone.
2. That the proposed plans are consistent with the City's Construction Standards

Conditions:

1. That the applicant addresses any redlines provided by Staff.

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

SITE PLAN

SPANISH SPRINGS BUSINESS PARK (H.D. FOWLER)

Brandon Snyder gave a brief description of the location. He stated the applicant would like to do an office building, with a paved asphalt area for an outdoor storage yard. He stated most of the concerns have been addressed.

Michael Clark has no comments.

Dave Anderson stated there has been considerable correspondence and most concerns have been addressed including the requirement for a masonry screening wall.

Tom Cooper stated there is currently no power. He also indicated that the road improvements have also not yet been completed.

Jerred Johnson stated there are no water lines.

Dave Anderson stated this is an allowed use and he feels this is ready to meet the city's zoning standards.

Seth Perrins **moved** to approve the proposed Spanish Springs Business Park (H.D. Fowler) 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 red-line comments in Citizenseve.

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

CONDITIONAL USE PERMIT

1150 EAST VERIZON UPGRADE 2022

Dave Anderson gave an overview of the proposal and discussed the concern with encroachment on the neighboring dog park area.

Seth Perrins stated this is a unique proposal where the City is the applicant and the landowner.

Brandon Snyder stated there were previous concerns mentioned in regards to securing the dog park.

It was discussed that the City would lose around 12 feet to the north and 30 feet to the east from the dog park, and there were landscaping concerns. It was discussed there could be a chain link fence around the fiber hut, and it was stated the fiber hut was completely enclosed.

Tom Cooper stated there is a water meter that needs to be kept in mind when placing the fencing.

Seth Perrins stated there needs to be a discussion with the Parks Department.

Dave Anderson asked what the timeline is on the fiber hut and it was stated to be at least two weeks, so he suggested continuing this conversation so there can be a conversation between the DRC and SFCN.

John Little asked if the fiber hut building can be used as a corner and it was stated that it cannot. It was stated it is a cinder block building that is completely enclosed.

Jered Johnson **moved** to Continue the proposed 1150 East Verizon Upgrade 2022 Conditional Use Permit.

Dale Robinson **seconded** and the motion was **Continued** was all in favor.

PROJECT SIGNAGE PLAN

CANYON CREEK PROJECT SIGNAGE PLAN AMENDED

Dave Anderson stated this is about relocating a pole sign and not adding any additional signs.

Cody Brazell stated they are proposing to move their sign out in front of Texas Roadhouse and asking to increase the height of the sign from 40 feet to 45 feet. Seth Perrins commented that the base of the sign will sit lower than Highway 6.

There was discussion regarding the area and where the proposed sign would sit and it was determined to be a more favorable location.

Brandon Snyder stated there were previous approvals and conditions given by the City Council on the requirements of signs not obstructing the clear vision areas and on limiting to on-premise advertising.

There was discussion on a previous sign issue within Spanish Fork with regard to Woodbury Homes purchasing a sign company. Vaughn Pickell indicated he doesn't like the future LED options.

Dave Anderson stated he appreciates the thoroughness of the plans submitted.

Vaughn Pickell **moved** to recommend approval of the amended Canyon Creek Project Signage Plan to the City Council based on the following conditions:

Conditions:

1. That all signage must meet clear view requirements.
2. That all signage advertising be limited to on-premise uses.

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

CONCEPT REVIEW

RDG SPANISH FORK INDUSTRIAL & GARDNER COMPANY

Dave Anderson stated the City Council approved the annexation the previous night and he feels this is a happier conversation. He stated the purpose of today's conversation is to discuss some of the high-level items and get things moving in the right direction to avoid costly revisions.

Seth Perrins stated in the Council meetings, there were concerns of the area being ready.

Dave Anderson stated staff has already described what is needed from the applicants.

Tom Cooper discussed concerns of how much power the applicant has requested and it was stated they would need a whole substation just for that area, and he stated there are other developments in the area and he said this is a concern for the city. He stated he feels there needs to be a more in-depth conversation with the developers.

Ben Seastrand stated he has been working with Jake Theurer and they are trying to gauge power usage within a range. He stated they will try to come up with a more precise number and go from there.

There was discussion about Depot Road being improved and crossing the track, and they based the utilities on crossing the tracks and into the site. This would be used as the initial feeding into that area.

Dave Anderson stated the City would like to keep all the crossings they currently have.

There was discussion that no process had been started with the railroad company.

Vaughn Pickell stated his experience with railroad crossings is that all lot of the time it is agricultural crossing as well and it was stated this is residential.

There was discussion on the 138 KV line and future power build plans and the costs.

Seth Perrins asked what areas the developer controls.

Ben Seastrand stated they are working in part with Klune and he gave a brief description of the areas they control. And he stated they will coordinate with the City to see what will be needed. He stated he will coordinate with Michael Clark in engineering with regard to the road requirements.

Dave Anderson stated there will need to be a future discussion with regard to funding and expenses.

Michael Clark stated there are certain time requirements for when specific roads and utilities will need to be completed.

Ben Seastrand stated he will coordinate with power and engineering with regard to phasing, roads and power.

GENERAL PLAN AMENDMENT

MODERATE INCOME HOUSING ELEMENT OF THE GENERAL PLAN

Dave Anderson stated planning intern Jackson Dille has put together the proposal for today. He stated Spanish Fork is required to have a Moderate Income Housing element that has been reviewed and included into the general plan. He stated they were waiting for the department of workforce services to supply specific data. He gave a brief discussion on the growing needs of Spanish Fork, using the data that had been provided. He stated Spanish Fork has identified 7 strategies. He read through the proposal and gave high level information with regard to what each part contains.

There was discussion on Modera and it was stated this is a vested process.

Dave Anderson stated he does not feel this proposal needs any action as it will be discussed with the City Council.

Seth Perrins moved to adjourn the meeting at 11:33 a.m.

Adopted: **September 14, 2022**

Kasey Woodard
Community Development Division
Secretary