

**Adopted Minutes
Spanish Fork City Development Review Committee
40 South Main Street
Spanish Fork, Utah
September 14, 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; 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; Bart Morrill, Parks Maintenance Supervisor; Jason Turner, Fire Marshall; Eddie Hales, Fire Chief; Kasey Woodard, Division Secretary.

Citizens Present: Ryan Christofferson, Ryan Simmons, Caleb Christen, AJ Del Pivo, Lonny Reed, Jenny Neilson, Cris Child, Jackie Larson

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

MINUTES

September 7, 2022

Dave Anderson **moved** to approve the minutes of September 7, 2022.

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

FINAL PLAT

J6 INDUSTRIAL

Brandon Snyder gave a brief history of the property and the improvements.

Chris Thompson stated he spoke with engineering and their main concern was the storm water easement to the north.

AJ Del Pivo stated they have met the requirements as identified in the drainage study. He stated they are providing ditches and an access road in an effort to contain them and carry them out to Utah Lake. He gave a short presentation on the design plans for the ditch.

Chris Thompson asked how they have secured the drainage rights to the ditch for the City storm water to go through those ditches.

AJ Del Pivo stated they have purchased land from the Hanson family and that the agreement has been sent to Michael Clark, Engineering.

Chris Thompson stated simply owning the land does not mean the City can put their storm water on it so they need some sort of instrument or agreement in place to ensure this right.

AJ Del Pivo stated this is a new ditch.

There was discussion that this is a ditch proposed in unincorporated Utah County, and there needs to be some sort of an agreement made so that the City will have access. It was asked who would be liable if there was an overage.

Dave Anderson stated typically the City would take ownership of something like this and not just have an easement. He stated it makes sense today to only have an easement, but for future concerns that it would make the most sense if it belonged to whoever would be responsible and it was stated there should be an exclusive easement for the city.

There was a discussion on the potential of another developer acquiring the land and the possibility of sharing the financial responsibility of future concerns.

Seth Perrins talked about a hypothetical situation of this land not being annexed into Springville and it remains unincorporated for a long period of time. And he gives a scenario where Springville decides that it is too expensive to bring into their city, and the potential land owners decide they would like to come into Spanish Fork instead.

There was a short discussion on whether there is the option for relocation of the drainage and the different options to landscape the ditch.

Chris Thompson stated he does not want there to be confusion with the wetlands until development occurs. He stated when future developers look at this ditch it should look like a stream.

Seth Perrins stated future developers will be informed there will be additional tweaks and or requirements associated with the storm drain. He then asked if there would be any impact on the neighboring properties.

Michael Clark stated on the north side of J6 it is not meandering currently, and asked if Chris Thompson would like it to meander to match and he stated yes, they need to match this design.

It was recommended to move the ditch 30 feet to the east. This would allow for the future access road to the north to align with the City street.

Chris Thompson stated this is a great suggestion and would ultimately be a business decision for the applicant. He stated Spanish Fork would require a more landscaped "stream" look. He suggested if the applicant only wants to do this once, they should build it alongside the road. He stated the City would require the ditch to be straight.

Dave Anderson stated this is not just the city, or Springville, UDOT would also require the future accesses to align.

Seth Perrins asked if the land has been acquired and if it has not he asked what happens if it does not. And it was stated there cannot be a pre-construction meeting until the easement is recorded.

Dave Anderson **moved** to approve the proposed J6 Industrial 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.

Conditions:

1. That the applicant meets the City's Zoning requirements and Construction Standards.
2. That the applicant addresses any red-lines.
3. That the applicant provides the proper documentation for the necessary offsite storm drainage easement.

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

PARKWAY PROFESSIONAL PLAZA PHASE 2

Brandon Snyder stated this was previously plated to allow development approvals located to the south and to the west.

Michael Clark discussed the level of improvements or bonding with the plat. He stated typically the City has had a bond or had the applicant do frontage improvements to include curb and gutter or just property dedication.

Chris Thompson asked Cris Child what the plan for curb, gutter and sidewalk is for the corner lot. Cris prefers to install the corner improvements later when the lot has a Site Plan that is approved and is ready for development.

There was discussion on the recording of plats, and it was stated when the plat is recorded it can be conveyed. It was asked if the plat can be recorded for this project, and it was stated the recording of plats was to ensure improvements have been made before lots have been created.

Dave Anderson suggested having Cris Child add a notice of development restriction stating this is not a buildable lot until there has been Site Plan approval by Spanish Fork City and improvements have been installed according to the City standards.

Dave Anderson **moved** to approve the proposed Parkway Professional Plaza Phase 2 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.

Conditions:

1. That the applicant meets the City's Zoning requirements and Construction Standards.
2. That the applicant addresses any red-lines.
3. The applicant records a notice with Utah County that advises that Lot 1 cannot be developed until a Site Plan has been approved by Spanish Fork City and that all required improvements have been installed.

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

PARKWAY PROFESSIONAL PLAZA CONDOMINIUM PHASE 2

Brandon Snyder stated this is the condominium plat of the previously approved lot 2, which then allows this to be sold as multiple units.

Michael Clark in engineering has no comments.

Jake Theurer in power has no comments.

Vaughn Pickell **moved** to approve the proposed Parkway Professional Plaza Condominium Phase 2 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.

Conditions:

1. That the applicant meets the City's Zoning requirements and Construction Standards.
2. That the applicant addresses any red-lines.

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

SITE PLAN

PARKWAY PROFESSIONAL PLAZA PHASE 2

Branson Snyder stated this is the Site Plan to the just approved condominium plan. He stated this is a similar design that was provided several years ago that laid out offices along the parkway.

Chris Thompson stated he likes the shared drive.

Vaughn Pickell asked if there would be a problem with the intersection being offset and being a right turn in and a right turn out and it was discussed this could cause a concern being located too close to an intersection.

Chris Thompson suggested adding a second access point along Spanish Fork Parkway. He then stated that it may not be an option if adequate spacing between the accesses cannot be met. He stated he can see potential accidents occurring due to the intersection being offset with Woodsprings Drive.

Dave Anderson suggested continuing this proposal until a Site Plan revision can be done or approving the Site Plan with a condition that a cross access easement be required and there can then be a Site Plan amendment.

Cris Child prefers to have the Site Plan approved today in order to get the plat recorded.

Dave Anderson **moved** to approve the proposed Parkway Professional Plaza Phase 2 Site Plan 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 red-lines.
3. The applicant provides a cross access and cross parking easement that is intended to cover all of the property included in the Parkway Professional Plaza.

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

OLD DOMINION FREIGHT LINE

Brandon Snyder gave a brief description of the proposal. He stated the south part of the lot will be a future phase. He asked the applicant what is to be proposed for security fencing?

Lonny Reed stated he does not know and will get the information to Brandon Snyder shortly.

Brandon Snyder stated certain types of fencing and heights will need to be approved by the DRC or CC.

Chris Thompson stated the north truck access is very close to a major arterial road and feels that if the access is moved further south it would be a better option to avoid any high-speed traffic impact.

Lonny Reed stated he will give this feedback and see if this change can be made.

Brandon Snyder stated there are multiple improvements that need to be completed with the subdivision in order to make the site function.

Seth Perrins suggested continuing until these changes can be made, and Chris Thompson stated he is comfortable with approving this today with a condition on moving the access.

There was discussion on the benefits of having two access points and it was stated the right in and right out is not the problem, it is the left in that is the problem.

Lonny Reed feels this will not work for Old Dominion's traffic pattern and onsite circulation. He stated it's important for them to have a left in access point. He feels they would be okay with moving the driveway to the south.

Chris Thompson **moved** to approve the proposed Old Dominion Freight Line Site Plan based on the following finding and conditions:

Finding:

1. That the project conforms to the City's General Plan Land Use Designation and Zoning Map.

Conditions:

1. That the applicant meets the City's Zoning requirements and Construction Standards.
2. That the applicant addresses any red-lines.
3. The north access becomes right-in right-out, and includes construction of an island in the road.
4. That a south access for trucks be added on the south side of the building for the larger trucks.
5. The subdivision improvements will need to be completed before occupancy.

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

SPANISH FORK INDUSTRIAL BUILDING 4

Brandon Snyder gave a brief description of the proposed building.

Michael Clark stated he has not seen a UDOT approval for the access off of SR-77.

Brandon Snyder asked if there is a shared access easement or easement noted on the plat?

Ryan Simmons stated they own the land and can give themselves an easement.

Seth Perrins states that if they ever decided to sell the property, the City would prefer to have an easement in place prior to any change in land ownership.

Michael Clark stated he is not in favor of the double access on the southeast part of the project.

Ryan Simmons stated this was requested by the tenant in order to keep the box trucks away from car traffic and away from the rest of the traffic.

There was discussion regarding the amount of traffic surrounding the Sunroc site and that it is incidental truck traffic and not public traffic, so there will not be continuous flow of large trucks coming or going.

Dave Anderson asked what the time frame is until tenants can move in and it was stated July of 2023 would be the desired move in date.

Dave Anderson **moved** to approve the proposed Spanish Fork Industrial Building 4 Site Plan 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 red-lines.
3. Occupancy is contingent on the subdivision improvements being completed.
4. That the applicant provides a cross access easement throughout the entire J6 subdivision.

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

FIRE STATION 61 TEMPORARY HOUSING UNIT

There was discussion of the need for temporary and overnight housing for the firefighters. The housing will be provided for first responders who can respond at night and improve City response times.

Seth Perrins stated this will give the City 2-5 years' time to find a permanent housing solution.

There was a brief discussion regarding the type and look of the housing unit. Dave Anderson suggested that the barrier on Main Street be something more attractive than a jersey barrier. The DRC discussed the need to access the ceremonial fire truck.

Seth Perrins questioned how power will be set up to the temporary housing units. It was stated there will be a meter set attached to the unit.

Vaughn Pickell moved to approve the proposed Fire Station 61 Temporary Housing Unit Site Plan based on the following findings and conditions:

Finding:

1. That the application conforms to the City's General Plan Designation and Zoning Map.
2. That this temporary housing plan will be beneficial to Spanish Fork's Fire Department.

Conditions:

1. That the applicant meets the City's Zoning requirements and Construction Standards.
2. That the applicant addresses any red-lines.

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

Dave Anderson moved to adjourn the meeting at 11:27 a.m.

Adopted: **September 21, 2022**

Kasey Woodard
Division Secretary