

**Adopted Minutes
Spanish Fork City Development Review Committee
40 South Main Street
Spanish Fork, Utah
October 12, 2022**

Staff Members Present: Chris Thompson, Public Works Director; Dave Anderson, Community Development Director; Brandon Snyder, City Planner; Kimberly Brenneman, Development Coordination Manager; 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; Travis Warren, City Surveyor; Kasey Woodard, Division Secretary.

Citizens Present: Charity Hill, Jason Coleman.

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

MINUTES

September 28, 2022

John Little **moved** to approve the minutes of September 28, 2022.

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

SITE PLAN

EL TENEDOR LOGISTICS CENTER - PHASE 1

Brandon Snyder gave a brief update on where the project is at and stated there are a couple redline comments that need to be addressed as well as subdivision related improvements.

Jered Johnson suggested the applicant start the process for the railroad permit.

There was brief discussion regarding potential groundwater issues. It was discussed that the maximum depth of water for a commercial parking lot can be 6 inches, and 8 inches for residential parking lots. The committee discussed whether loading docks are considered part of the parking lot.

Dave Anderson stated he is comfortable with having a condition included that states any storm drain concerns be addressed with engineering before any approval can be granted.

Dave Anderson **moved** to approve the proposed El Tenedor Logistics Center - Phase 1 Site Plan based on the following findings and conditions:

Findings:

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. That prior to a Building Permit being issued, the applicant works with the City's Engineering Department to address any storm drain concerns.

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

COLEMAN INDUSTRIAL 2

Brandon Snyder stated this is the second phase of the development in which the applicant is looking to build a third building. He stated this will require a recorded access easement from the adjoining property El Dorado to complete the shared access.

Michael Clark has no comments.

Travis Warren asked if there will need to be a plat amendment and it was stated there does not need to be an amendment to the existing plat to include this parcel.

Travis mentioned that the applicant has expressed interest in potentially amending the existing Hall Industrial Subdivision, Plat D, to remove some of the existing utility and access easements. Chris Thompson asked why the applicant wants to remove the cross-access easement and it was stated the sites were developed and it is not conducive at the moment.

Brandon Snyder asked if there needs to be utility easements and it was stated there will need to be easements specifically for City utilities such as the water line and power.

Dave Anderson **moved** to approve the proposed Coleman Industrial 2 Site Plan based on the following finding and conditions:

Finding:

1. That the proposal 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. That the applicant provides any necessary easements for utilities.

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

ZONE CHANGE

LUDLOW DESIGN ENHANCEMENT

The applicant has requested that this item be continued until October 19, 2022.

Dave Anderson **moved** to Continue the proposed Ludlow Design Enhancement Zone Change to next week.

John Little **seconded** and the motion **was Continued** all in favor.

DISCUSSION ITEM

There was a brief discussion regarding the development of Pad E located within the Canyon Gate development. The applicant is seeking guidance on potential use of the site and what improvements need to be done. The DRC provided input regarding: potential uses, parking, access, improvements, impact fees and the drive-thru.

GENERAL PLAN AMENDMENT

TRANSPORTATION ELEMENT OF THE GENERAL PLAN 22.05

Chris Thompson stated that these proposed changes are being requested to go into effect January 2023.

Michael Clark gave a brief overview of the proposed changes including adding traffic signals along Center Street and constructing a roundabout at the intersection of 400 North and 300 West.

It was stated that some of these have been previously reviewed by the DRC.

Bart Morrill asked what is the advantage of moving the trail on 2700 North and it was stated UDOT is requiring it.

Dave Anderson **moved** to recommend approval of the proposed amendments (22.05) to the Transportation Element of the General Plan to the City Council.

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

DISCUSSION

BELTRAN HANGAR

A new applicant is looking to build a hangar in the same location where the Beltran Hangar was previously proposed. The needed distance between buildings was discussed. Dave Anderson stated they are looking for any potential deal breakers that can be communicated to Cris Child.

The DRC felt that the Airport Board should review the proposed elevations. It was discussed that there needs to be landscaping done at the entrance of the airport and on the site. There will also need to be some on site detention. The detention basin should be improved and possibly landscaped. The type of landscaping to be installed behind the fence can be left to the applicant to decide what that will look like. The City Airport Manager should be consulted on entrance improvements and who is responsible to install and maintain.

TAKE 5 CAR WASH SITE PLAN

There was brief discussion regarding the existing cross-access driveway and the proposed layout for the car wash. The DRC discussed the drive thru layout and how many potential cars can be queued at one time.

Chris Thompson stated the entrance off Main Street will be a right-in-right-out only. Chris is concerned with the current design because it relies on a single entrance off of Main Street. He recommends that the main entrance to the site not be a right-in-right-out. This will be an issue for northbound traffic wanting to enter the site. He stated the City has an island design and improvements are coming in 2025. Those improvements will make that access a right-in-right-out only due to the future raised island. Chris would like Staff to discuss site layout and design changes with the applicant.

Brandon Snyder asked if the DRC would like to keep the cross-access that is currently in place. With the current design most likely yes, but it can be further discussed. It was stated that if the design is mirrored and the access location changes then the cross-access to the south will not matter as much to the City.

Chris Thompson moved to adjourn the meeting at 11:45 a.m.

Adopted: **October 19, 2022**

Kasey Woodard
Division Secretary