

**Adopted Minutes
Spanish Fork City Development Review Committee
40 South Main Street
Spanish Fork, Utah
October 26, 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; Kasey Woodard, Division Secretary; Cory Pierce, Wastewater Division Manager.

Citizens Present: Jared Morgan, Kristy Shellenberg, Scott Peterson, Harrison Littledale, Rob Weber, Todd Amberry, Jackie Larson, Brian Gabler, Katie Reams.

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

MINUTES

October 19, 2022

John Little moved to approve the minutes of October 26, 2022.

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

ANNEXATIONS

GWC 320 ANNEXATION

Vaughn Pickell stated this is not in Spanish Fork's annexation policy plan but he is comfortable with accepting it for further study.

Seth Perrins asked if we can accept this for further study and it was stated yes it can be accepted for further study. Seth stated we will need to review if we can provide all services to this area.

Chris Thompson stated that he likes that this is in open conversation with the neighboring city.

Dave Anderson stated annexation policies can overlap. Dave Anderson indicated that the annexation policy plan will need to be amended. He also feels that reviewing the areas to the west at this time is appropriate.

Chris Thompson stated he believes our boundaries already overlap and it was stated it does overlap.

Jared Morgan with GWC gave a brief description of a study they have performed and stated the results are data driven. He stated the study was roughly 1000 acres.

Brandon Snyder asked GWC about the Money property and Jared Morgan stated they have been left out.

Vaughn Pickell states this would create a peninsula.

Chris Thompson stated it would be helpful to have access to the study that was conducted with Springville.

Seth Perrins stated it would be beneficial to review topography to help determine Spanish Fork's desired west boundary.

Jared Morgan stated they fully intend to annex the property into the I-1 Light Industrial zoning district to stay consistent with the currently adjacent zoning.

There was discussion about the flood plain area, wetlands and potential development and it was stated there are specific requirements for development of flood plain properties. Jared Morgan indicated they feel about 220 acres is developable.

Jake Theurer asked how the neighboring properties felt about the area becoming Spanish Fork in the future and Dave Anderson stated it will be discovered when the time comes but it was felt that it is very Spanish Fork friendly.

Seth Perrins stated this is something that will not move quickly and that needs to be vetted further so that it is right the first time.

Dave Anderson suggested coming up with a path forward that can be relied upon and has a timing table.

Dave Anderson **moved** to recommend acceptance of the proposed Annexation for further study based on the following findings:

Findings:

1. That the applicant has requested to annex into Spanish Fork City.
2. That the Springville City Council is not opposed to Spanish Fork's potential annexation of the subject property
3. With the understanding that the annexation policy plan will need to be amended prior to annexation.

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

SITE PLAN

LEAP AHEAD CHILD CARE

Dave Anderson gave a brief history of the prior approval and indicated that the applicant has requested to amend the easement condition of approval.

Dave Anderson **moved** to amend the approval of the Leap Ahead Child Care Site Plan by eliminating the previous third condition of approval that required a cross access easement.

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

MOUNTAIN COUNTRY FOODS PLANT 1

Dave Anderson would like to continue this as the applicant's engineer has not yet provided the revised plans.

Dave Anderson **moved** to continue the proposed Mountain Country Foods Plant 1 Site Plan.

Jake Theurer **seconded** and the item was **Continued** all in favor.

MOUNTAIN COUNTRY FOODS PLANT 3

Brandon Snyder stated this has been previously reviewed and was continued. He stated there are current redline comments that are still under review by staff. The most important to address seems to be the pretreatment.

Michael Clark stated the 1900 North roadway alignment needs to be shifted further south.

There was discussion regarding the future traffic that will be brought to the area by Mountain Country Foods trucking.

Michael Clark stated there is no pressurized irrigation in the area. It is currently being installed by the neighboring project Green Tree to the south.

John Little stated the applicant by adding the DAFF building has lost the 60-foot clear area around the building and stated the DAFF will need to be reduced in width or the calculations for the building will need to be looked at.

Jake Theurer stated the applicant has requested primary metering and wants them to be aware of the time frame.

There was a brief discussion on the fees.

Michael Clark stated there is tail water runoff that flows through the Hallam property. Brief discussion ensued regarding storm water and irrigation runoff.

Dave Anderson **moved** to approve the proposed Mountain Country Foods Plant 3 Site Plan based on the following findings 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. That prior to occupancy the plat be recorded.

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

CONCEPT REVIEW

CANYON STONE

Todd Amberry with Canyon Stone Capital was present and gave a brief presentation on the proposed development. He stated medium density would fit the idea they are presenting. He stated this will be a mix of housing styles including single family homes and twin-homes. He stated they are working with Scott Peterson at Atlas engineering.

There was discussion on the surrounding road types.

Brandon Snyder asked if the applicant is proposing a master planned development and Todd Amberry stated yes, they are proposing a master planned development.

Chris Thompson stated there needs to be a roundabout planned for the development.

Dave Anderson stated there are several things with the proposed design that gives him pause as he has not seen a design similar to this in quite a while. He pointed out the segregated housing, small 5000 square foot lots, long cul-de-sac, no connecting roads, and double frontage, he stated is a hard sell in Spanish Fork and has historically not done well.

Seth Perrins asked how many total lots are being shown and it was stated 119 units are shown on the design.

Dave Anderson stated this is going to be a tough sale and suggests having some revisions made and providing imagery to present to the Planning Commission.

Seth Perrins agreed and stated there is a "townhome fatigue" and stated there is a bigger need for homeownership over rental properties right now.

SITE PLAN

WASTE WATER RECLAMATION FACILITY

Cory Pierce stated construction has been moving forward as the contract has been awarded. He stated they are seeking approval from the committee.

Brandon Snyder stated there are a few minor redlines remaining. He stated the wall and fencing details need to be included on the plans.

Chris Thompson stated staff is still waiting to see standards or color images. He stated staff would like to know what color scheme will be used and it was stated they will refer to the construction standards. He stated he would like this included in the plans.

There was discussion about fencing and it was decided that slatted chain link fencing will match existing fencing along the railroad and will be included on the plans.

Vaughn Pickell **moved** to approve the proposed Waste Water Reclamation Facility 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.

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

OTHER BUSINESS

There was a discussion about Quiet Valley and addressing the issue of speeding.

Chris Thompson stated there needs to be a solution for the intersection of 1500 South and Windy Ridge Dr and also at the outlet at 3750 East (1500 South) by the clubhouse. Traffic circles or other traffic calming measures were suggested.

There was a discussion on the Utah County Jail wall and fencing request and it was stated the requirements appear to have been met and can go to the City Council for review. It was suggested to plant a few more trees.

There was discussion on Golden Sage Estates. It was stated the applicant approached the city about a building permit for a home along Mill Road. It was stated by Chris Thompson that the improvements along Mill Road would be only in front of the house based on a previous meeting with select staff and a few council members.

Vaughn Pickell moved to adjourn the meeting at 11:45 a.m.

Adopted: **November 2, 2022**

Kasey Woodard
Division Secretary