



Wednesday, June 7, 2023
Development Review Committee

DEVELOPMENT REVIEW COMMITTEE AGENDA

PUBLIC NOTICE is hereby given that the Development Review Committee of Spanish Fork, Utah, will hold a regular meeting at the Spanish Fork City Council Chamber, 40 South Main Street, Spanish Fork, Utah, commencing at 10:00 a.m. This meeting is not available to attend virtually.

1. Approval of Minutes

A. May 31, 2023.

2. Annexation

A. STOCKMAN FLATS. The proposal involves a request for annexation into the city of approximately 535 acres located at 3800 North 1400 West.

3. Concept Review

A. RASMUSSEN CONCEPT.

B. SIP'N CONCEPT.

4. Discussion

5. Adjourn

Draft Minutes
Spanish Fork City Development Review Committee
40 South Main Street
Spanish Fork City
May 31, 2023

Staff Members Present: Chris Thompson, Public Works Director; Tyler, Assistant City Manager; Dave Anderson, Community Development Director; Brandon Snyder, Senior Planner; Kimberly Brenneman, Development Coordination Manager; Vaughn Pickell, City Attorney; Ana Burgi, Assistant City Attorney; John Little, Chief Building Official; Byron Haslam, Senior Engineer; Marcie Clark, Department Development Secretary; Jered Johnson, Engineering Division 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; Christian Davis, Airport Manager.

Citizens Present: Jeff Knighton, Derek Stevens, Jake Black, Ryan Gledhill, Grant Collard.

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

MINUTES

May 17, 2023

John Little moved to approve the minutes of May 17, 2023.

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

CONCEPT REVIEW

MCKELL RETAIL CONCEPT

Vaughn Pickell moved to continue this concept until the applicant can be present.

Jake Theurer seconded and the motion passed all in favor.

CONCEPT REVIEW

SPK HANGAR CONCEPT

Jake Black gave a brief explanation of the proposal. He stated this project is in collaboration with the City. He stated he is working closely with City staff members and UDOT on an intersection that will align with the future interchange. He asked if the committee had any additional questions or concerns.

It was asked if this is phase 1 and Jake Black stated that yes this is phase 1. It was stated that phase one will be between Main Street and the runway. He gave more detail regarding the color-coded plans, including boundary lines, improvement lines and taxi lines.

Dave Anderson asked what the extent of the construction is and it was stated that it will come all the way to the bridge.

Chris Thompson stated this creates a good solution. He then gave more detail regarding where the construction area will extend too.

Bart Morrill asked if Spanish Fork City will be responsible for the piping and the trail and it was stated yes.

There was brief discussion regarding UDOT and the construction of the bridge.

Jake Black stated there is still some discussion regarding the right of way dedication for the future intersection located at Main Street and 2700 North. He stated they will try to stay up to date with the City on this.

Jake Theurer asked if the applicants will want or need 3-phase power. The applicant stated they have not thought about that at this time but will make the decision soon and let the City know.

Christian Davis, the Airport Manager, questioned the snow removal for the airport site. He stated that since there are hangars located at the ends of the runways, snow removal will not work. Jake Black stated he will look at the placement to create more gaps to allow for the snow removal. He is happy to take the Committee's suggestions as well.

Jake Black addressed the Fire concern for the turnaround space. He presented their suggestion for a hammerhead turnaround and Jason Turner stated they need to take the city's fire truck dimensions into account because they are different from other trucks.

There was brief discussion regarding the dimensions of the truck and the necessary space for the turnaround.

Jake Black asked if the Planning Department has any concerns with landscaping and Brandon Snyder stated the entire area is zone I-1 Light industrial so the standards for that zone will apply and Jake Black stated he will look at the standards again to ensure they are in compliance. He stated they are just wanting to ensure that they are meeting all the City standards.

Dave Anderson asked about public access and the secure areas and how it will be laid out. It was stated their plan is to limit the public access to the loop. And have secured gates that individuals will be required to be buzzed in.

Vaughn Pickell asked if they were planning to have any signage and it was discussed that they were exploring a decommissioned airplane to be placed at the entrance.

A DC3 or a C54 were discussed as they would have been the models that were flown by Gail Halvorsen. It was stated it will be painted to match the design concept.

There was discussion of placing a slightly upscale restaurant at the airport as something fun for the community to come and watch the planes landing and taking off. Mimicking a popular location in Scottsdale, Arizona that is similar in nature.

Christian Davis stated there would need to be asphalt laid all the way to the taxiway.

GENERAL PLAN AMENDMENTS

TRANSPORTATION MASTER PLAN REVISIONS

Jered Johnson stated these are very easy changes, including a relocation of the trail at 750 South from the south side to the north side and stated that by doing this it will make the trail safer by not having to cross 2300 East.

Then it was stated the City's Master Plan is being updated to match UTA's Transit Master Plan configuration to include a prospective route and the actual route.

There was a brief discussion regarding UTA.

Dave Anderson feels this change will encourage residents to utilize public transit more frequently.

Chris Thompson feels this is a great benefit to the City and feels the spacing works out very well.

Jered Johnson **moved** to recommend the approval of the proposed General Plan Amendments to City Council as discussed.

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

DISCUSSION

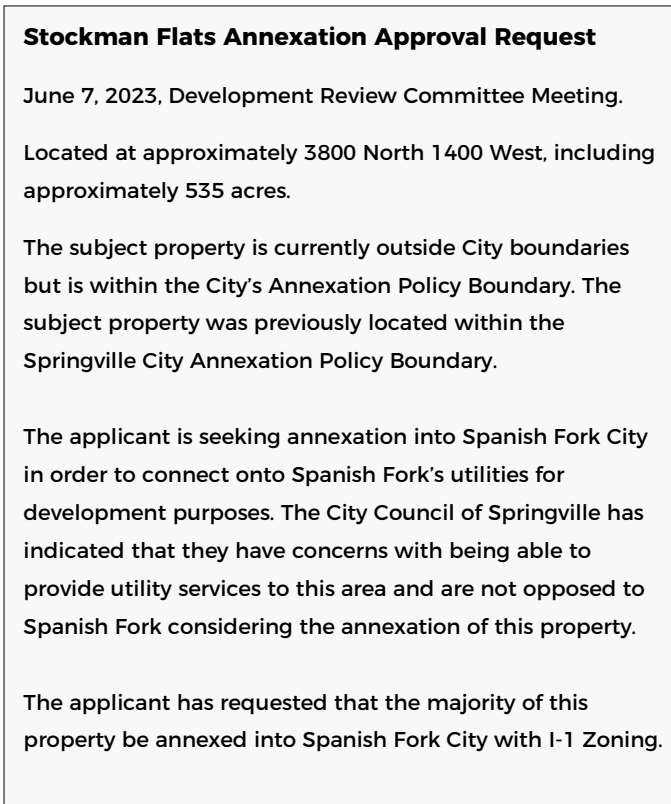
REGIONAL TRANSPORTATION COORDINATION

There was a brief discussion regarding Springville City and Spanish Fork City coordinating on road plans for the area north of State Route 77.

Vaughn Pickell moved to adjourn the meeting at 10:48 p.m.

Adopted:

Kasey Woodard
Community Development Division
Secretary



The applicant has requested that the majority of this property be annexed into Spanish Fork City with I-1 Zoning.

1. Regional Transportation.
2. Utilities.
3. Zoning.
4. Floodplain.
5. Feasibility Report.

1. That the Springville City Council is not opposed to Spanish Fork's potential annexation of the subject property.
2. That Spanish Fork City is servicing industrial developments adjacent to the area.
3. That industrial development on this site is in line with Spanish Fork City's General Plan for the surrounding area.

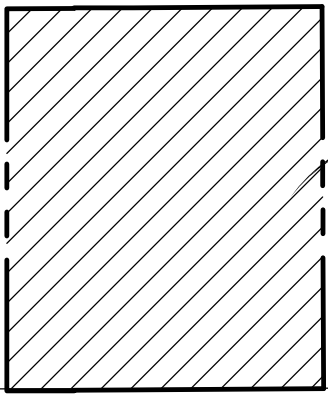
1. Annexation Plat.
2. Floodplain.





VICINITY MAP

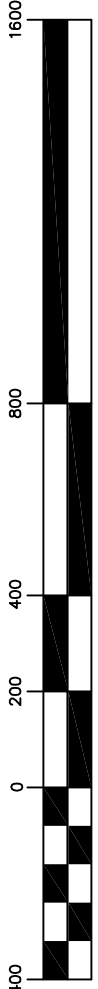
NOT TO SCALE



SITE LOCATION



GRAPHIC SCALE



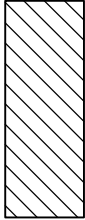
SWENSON PROPERTIES, LLC
PARCEL 21.091.0001

THOMAS SWENSON
PARCEL 21.091.0002

(24" x 36")
SCALE 1" = 400'
(1" x 17")
SCALE 1" = 800'



EXISTING SPANISH FORK CITY BOUNDARY



LINE TABLE		
LINE	LENGTH	BEARING
L1	7.91'	SOUTH
L2	6.03'	NORTH

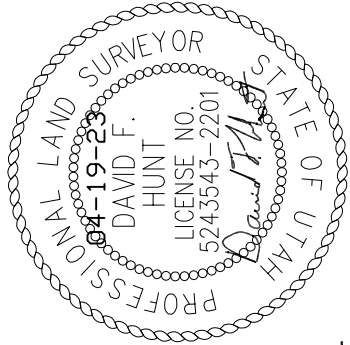
SURVEYORS CERTIFICATE

I, DAVID F. HUNT, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 5243543 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT THIS IS A TRUE AND ACCURATE MAP OF THE TRACT, BASED ON UTAH COUNTY NAD83, OF LAND TO BE ANNEXED INTO SALEM CITY, UTAH COUNTY, UTAH.

BOUNDARY DESCRIPTION

BEGINNING AT A POINT ON THE EXISTING SPANISH FORK CITY BOUNDARY ACCORDING TO THE J-6 ANNEXATION ACCORDING TO THE OFFICIAL PLAT ON FILE AS MAP 18020 IN THE UTAH COUNTY RECORDER'S OFFICE, SAID POINT BEING THE SOUTHEAST CORNER OF SECTION 35, TOWNSHIP 7 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN; THENCE ALONG SAID EXISTING SPANISH FORK CITY BOUNDARY ACCORDING TO SAID J-6 ANNEXATION, AND ALONG THE SECTION LINE SOUTH 89°35'11" WEST 2641.34 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION 35; THENCE SOUTH 89°45'01" WEST 826.24 FEET ALONG THE SECTION LINE; THENCE SOUTH 7°01 FEET; THENCE WEST 935.05 FEET; THENCE NORTH 5305.18 FEET TO THE NORTHERLY SECTION LINE OF SAID SECTION 35; THENCE NORTH 89°34'52" EAST 933.09 FEET ALONG SAID NORTHERLY SECTION LINE; THENCE NORTH 6°03 FEET; THENCE EAST 825.00 FEET TO THE NORTH QUARTER CORNER OF SAID SECTION 35; THENCE NORTH 89°34'52" EAST 2616.46 FEET TO THE NORTHEAST CORNER OF SAID SECTION 35; THENCE SOUTH 00°16'12" EAST 2653.07 FEET ALONG THE SECTION LINE TO THE EAST QUARTER CORNER OF SAID SECTION 35; THENCE SOUTH 00°20'13" EAST 2653.59 FEET ALONG THE SECTION LINE TO THE POINT OF BEGINNING.

AREA = 23,287,428 SQ. FT. OR 534.6058 ACRES, MORE OR LESS



David F. Hunt

SURVEYOR
DATE 04-19-23

ACCEPTANCE BY THE CITY ENGINEER

CITY ENGINEER
DATE

ACCEPTANCE BY THE LEGISLATIVE BODY

THIS IS TO CERTIFY THAT WE THE UNDERSIGNED SPANISH FORK CITY COUNCIL HAVE ADOPTED A RESOLUTION OF ITS INTENT TO ANNEX THE TRACT OF LAND SHOWN HEREIN AND HAVE SUBSEQUENTLY ADOPTED AN ORDINANCE ANNEXING SAID TRACT INTO SPANISH FORK CITY, UTAH AND THAT A COPY OF THE ORDINANCE HAS BEEN PREPARED FOR FILING HERewith ALL IN ACCORDANCE WITH UTAH COUNTY CODE SECTION 10-2-418 AS REVISED AND THAT WE HAVE EXAMINED AND DO HEREBY APPROVE AND ACCEPT THE ANNEXATION OF THE TRACT AS SHOWN AS PART OF SAID CITY AND THAT SAID TRACT OF LAND IS TO BE KNOWN HEREAFTER AS THE STOCKMAN FLATS ANNEXATION

DATED THIS _____ DAY OF _____, 2022

CLERK RECORDER

DATE

ANNEXATION PLAT

STOCKMAN FLATS

SPANISH FORK CITY, UTAH
COUNTY, UTAH

ACCEPTANCE BY UTAH COUNTY SURVEYOR

UTAH COUNTY SURVEYOR

DATE



0 5 25 50 100 150

(24"x36")
SCALE 1" = 50'
(11"x17")
SCALE 1" = 100'

RASMUSSEN PROPERTY

ATLAS ENGINEERING

CIVIL · STRUCTURAL · SURVEY



PHONE 801-555-0566
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660

CONCEPTUAL PLAN

SPANISH FORK, UTAH

12

11

10

9

8

7

6

5

4

3

2

1

NO.

REVISIONS

BY

DATE

SHEET NO.

1

Z:\2023\23-060_SF_RASMUSSEN\CADD\CONCEPT\CONCEPT_1.DWG



(24"x36")
SCALE 1" = 10'
(11"x17")
SCALE 1" = 20'



SIP'N DRINKS & TREATS
ATLAS ENGINEERING
CIVIL · STRUCTURAL · SURVEY

PHONE 801-555-1556
946 E 800 N, SUITE A
SPANISH FORK, UT 84657



CONCEPTUAL PLAN

SPANISH FORK, UTAH

NO.	REVISIONS	BY	DATE
12			
11			
10			
9			
8			
7			
6			
5			
4			
3			
2			
1			
NO.			

SHEET NO.

2



(24"x36")
SCALE 1" = 10'
(11"x17")
SCALE 1" = 20'



SIP'N DRINKS & TREATS
ATLAS ENGINEERING
CIVIL · STRUCTURAL · SURVEY

PHONE 801-635-6566
946 E. 800 N. SUITE A
SPANISH FORK, UT 84650

Z:\2023\12-084 SIPN SPANISH FORK\CLOD\CONCEPT\CONCEPT1.DWG

CONCEPTUAL PLAN
SPANISH FORK, UTAH

NO.	REVISIONS	BY	DATE
12			
11			
10			
9			
8			
7			
6			
5			
4			
3			
2			
1			

SHEET NO.
1