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Agenda -Development Review Committee

DATE: Wednesday October 26, 2022

TIME: 3:30 P.M.

ADDRESS: 30 West 100 South Salem, Utah 84653 (Council Chambers)

3:30 p.m. DRC – Agenda

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- Approval of the October 12, 2022 DRC Minutes

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- Zone Change – CUWCD A-1 to P-F (Approx. 1280 S 1700 E)

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DRC Voting Member Attendance: Walter Bird, Steve Cox, Bruce Ward, John Bowcut, Chief Brad James

City Staff Attendance: Cody Young

Public Attendance: Kurt Beecher, Joe Santos, Josh Call, Dave Pitcher

DRC – Agenda

Approval of the October 12, 2022 DRC Minutes

Chief Brad James made a motion to approve the October 12, 2022 DRC minutes. John Bowcut seconded the motion. All members of the committee voted in favor. 5-0

Zone Change – CUWCD A-1 to P-F (Approx. 1280 S 1700 E)

Central Utah Water Conservancy District (CUWCD) is proposing an A-1 (agriculture) to P-F (public facility) zone change at approximately 1280 S 1700 E. Kurt Beecher (CUWCD Land Manager), Dave Pitcher (CUWCD Assistant General Manager), Joe Santos (Rim Roc Engineering), and Josh Call (Rim Roc Engineering) were present representing the proposed zone change at today's DRC meeting. Kurt Beecher explained the location of the proposed zone change. Kurt Beecher stated that CUWCD is trying to acquire the Wimmer's property. The Wimmer property is located in the middle of the zone change but is not a part of the zone change. Kurt Beecher stated that CUWCD is planning to build a water treatment facility on the property. Kurt Beecher stated that CUWCD owns the gravel pit property as well which is located North West of the proposed zone change. The gravel pit area is currently zoned I-1 (light industrial). Kurt Beecher stated that the gravel pit property is not a part of the zone change. Kurt Beecher mentioned that once the gravel pit operations are complete, a zone change for the gravel pit area is likely. Bruce Ward asked how long the gravel operations will go for. Kurt Beecher stated that the gravel pit company is on a year to year lease. Bruce Ward asked CUWCD to describe the layout of the water treatment plan. Kurt Beecher stated that they are planning to build the building on the west parcels. Kurt Beecher stated that the water wells will be constructed on the high points of the property. Kurt Beecher mentioned that a few areas of the property will contain water storage ponds. Kurt

Beecher mentioned that CUWCD would like to build the building for the water treatment plant where the Wimmer property is. Kurt Beecher mentioned that CUWCD is working to relocate the Wimmer's. Bruce Ward asked if CUWCD has the power for eminent domain. Kurt Beecher stated that CUWCD has the power of eminent domain. Kurt Beecher does not want to use eminent domain against the Wimmer's property. The DRC wanted to know how the negotiation with the Wimmer family was going. Kurt Beecher mentioned that the Wimmer's believe that if the proposed zone change is processed it will devalue their land. Kurt Beecher mentioned that CUWCD would like to have a signed contract between the Wimmer's and CUWCD by the end of the calendar year. The DRC wanted to know how big the Wimmer's property was. Kurt Beecher mentioned that the Wimmer's property is a little bit bigger than five acres. Bruce Ward mentioned that the City would like to see a win win contract executed between CUWCD and the Wimmer family. The DRC wanted to know how many acres the water treatment plant would need to have to operate. Kurt Beecher stated that they are planning on using one hundred acres for the water treatment plant facility. Bruce Ward asked if there would be any noise or smells from the water treatment plan. Kurt Beecher stated that the noise and smell from the water treatment plan will be little to none. Kurt Beecher stated that a good example for what will be built on the property is the active water treatment plant at the mouth of Provo canyon. Bruce Ward informed the applicants that the City staff will be proposing adjustments for the permitted uses in the public facility zone. The proposed changes will not remove the use of a water treatment plant in the public facility zone. The DRC mentioned that the area surrounding the proposed zone change will be developed into residential use. The DRC stated that appropriate buffering between the water treatment plant and the future developments will be required. Kurt Beecher stated that CUWCD has been in communication with the adjacent property owners about the project. Chief Brad James wanted to know when the water treatment facility would be built. Kurt Beecher stated that the water treatment plant is planned to be built in five to ten years. The DRC asked CUWCD what the current use of the property is. Kurt Beecher stated that the property is currently used for grazing. It was mentioned that the public facility zone does not allow grazing. Walter Bird stated that grazing can commence on the property after the zone change from A-1 to P-F. Walter Bird mentioned that the grazing rights will be revoked if the grazing production is stopped after the zone change. CUWCD is not in a hurry to construct the water treatment plant. CUWCD would like to inform the public of the project. The DRC believes that it will be important to inform the public about the proposed project. Kurt Beecher mentioned that the water treatment plant will benefit southern Utah County and the northern portion of Juab County.

Steve Cox recommend approval of the CUWCD A-1 to P-F Zone Change as shown in the exhibit. Walter Bird seconded the motion. All members of the committee voted in favor. 5-0

84 Walter Bird made a motion to adjourn. Steve Cox seconded the motion. All members of the
85 committee voted in favor. 5-0