

Adopted Minutes
Spanish Fork City Development Review Committee
July 3, 2019

Staff Members Present: Chris Thompson, Public Works Director; Seth Perrins, City Manager; Brandon Snyder, City Planner; Kelly Peterson, Electric Superintendent; Tom Cooper, Electric Utility Planner; Jason Sant, Assistant City Attorney; Michael Clark, Staff Engineering; Jered Johnson, Engineering Division Manager; Bart Morrill, Parks Maintenance Supervisor; Brady Taylor, Lead Cable Technician; Shelley Hendrickson, Engineering Division Secretary; Jessica Burdick, Building Inspection Division Secretary.

Citizens Present: Randy Butler, Ben Tuckett, Sandy McCleve, Matt Barber, Nick Dart.

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

FINAL PLAT

Canyon Gate Pad C

Mike Clark had no issues from Engineering. He explained that this Final Plat is plating for one building. They're already under construction.

Sandy McCleve said this is the first building they are building so rather than platting all the different lots together, they want to record this one since they are moving forward on it right now. He added that nothing has changed from the Preliminary Plat.

Brandon Snyder had no concerns from Planning.

Jason Sant **moved** to approve the Canyon Gate Pad C Final Plat subject to the applicant following the City's design, construction and landscaping standards.

Kelly Peterson **seconded** and the motion **passed** all in favor.

MINOR PLAT AMENDMENT

Wolf Hollow Ridge Plat F

Mike Clark had no issues from Engineering. He noted that this lot is next door to the lot that collapsed last year due to some undocumented overfill. Mike is assuming this lot has no fill.

Chris Thompson stated that the plat shows a separate parcel at the southern end that is outside of the City's boundary.

Jason Sant said we could annex that parcel into the City, do a boundary line adjustment, or adjust the plat.

Seth Perrins entered the meeting at 10:05 a.m.

Jason Sant feels it would be easiest to do an annexation to clean up the property lines, as well as any other line issues like this in the area.

Seth Perrins feels the weird property lines need to be addressed with the County, we should sit down with them to fix them. The City could just do the annexation or boundary line adjustments.

Matt Barber explained that there is a gas line easement between his property and his neighbors. He said he traded his part of the gas line easement with his neighbor and got the rear piece of ground in return. The gas line easement will be landscaped.

Seth Perrins said he is fine with however we fix the property lines issue. Whether or we do a boundary line adjustment, or an annexation, whatever the legal direction requires.

Shelley Hendrickson asked if Mr. Barber will have to pay a storm drain impact fee.

Chris Thompson said the original plat didn't have a storm drain impact fee associated with it.

Seth Perrins told Mr. Barber that the City will look into the southern parcel, with the County's help, and decide what needs to be done. It may be that Mr. Barber needs to file for the annexation.

Matt Barber stated that he will not pay an annexation fee. If that's the case, he'll just deed the ground back to his neighbor.

Kelly Peterson had no issues from Power.

Brandon Snyder had no issues from Planning. Brandon did suggest that Mr. Barber could amend the plat to not include the southern parcel, but he could still own it. That ground would just be within the County.

Jason Sant **moved** to approve the Wolf Hollow Ridge, Plat F Minor Plat Amendment, subject to whatever is decided regarding the annexation or boundary line adjustment of the southern parcel.

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

Matt Barber asked about the pressurized irrigation and drinking water cans. They are all damaged and need to be replaced.

Chris Thompson said the City will fix that.

SITE PLAN

Key Land Title

Chris Thompson asked Kelly Peterson if all the power issues have been addressed.

Kelly Peterson said there is still an overhead line on the southern end of the building.

Nick Dart said he and Tom Cooper have talked about it and he'll do whatever the City needs in order to initiate re-routing the power lines. He would prefer to do that sooner than later.

Kelly Peterson agreed.

Tom Cooper said we'll go in and relocate the power lines and the costs for that will be paid later. It will probably be done in two weeks.

Mike Clark had no issues from Engineering, as long as the north east access is filled in.

Nick Dart said it will be.

Brandon Snyder had no issues from Planning. He feels the applicants have done a great job and that this will be a good use of the property.

Jason Sant **moved** to approve the Key Land Title Site Plan.

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

Mo Bettah's

Mike Clark stated that this is a Site Plan approval. The building has been vacant for a year and a half. The applicants are proposing parking lot improvements. They are going to close the southern access, which will give them more parking. The City sees this as a good thing. The only issues Mike had are that the building had two drive throughs, and the applicants aren't showing any utility improvements as part of their plans. Do they need a service line for a kitchen? A grease trap? if so, where's that going? Mike asked whether those items should be shown on the Site Plan.

Chris Thompson said they do need to show the grease trap on the Site Plan.

Kelly Peterson agreed, and they need to show that the existing power is sufficient, but we don't have a load sheet for their Site Plan.

Chris Thompson feels we should table this until we have a load sheet.

Jason Sant said that would be fine.

Kelly Peterson **moved** to continue this until a load sheets is submitted and the utility redlines are taken care of. They need to show the grease trap.

Jason Sant **seconded**, and there was discussion.

Seth Perrins asked about the drive thru using the site on screen. He asked if the applicants are taking out any structures.

Brandon Snyder said yes, but the curb will remain, as will the columns.

The motion **passed** all in favor.

Seth Perrins asked Brandon Snyder, or Tom Cooper, to talk with the applicants about this being continued. Seth wished the applicants were present at this meeting.

Mountain Country Foods 2019 Addition

Brandon Snyder explained that this is an addition. There are Building Department questions that will probably be addressed with the Building Permit.

Chris Thompson asked if the retention pond will move.

Brandon Snyder said it will.

Benjamin Tuckett said it's like an overflow, and they'll use the same box.

There was discussion regarding the addition's location using the site on screen.

Chris Thompson asked to see the Landscaping Plan.

Brandon Snyder explained that all the landscaping is existing, and nothing will be removed except one tree giving more parking.

Benjamin Tuckett noted that they haven't submitted anything on landscaping of the pond yet. They've been waiting for the approval from the Corps of Engineers regarding the wetland in the area. They did get the approval today and so they'll work on that Landscaping Plan.

Mike Clark had some notes regarding water. The pond needs to hold what it needs to hold. Corey Pierce has told Mike that an engineering study needs to be done on the wastewater effects. It would be like a load sheet, but for wastewater.

Chris Thompson stated that the sewer issues should be addressed before the building permit issues.

Randy Butler said the waste water pretreatment permit is there. It includes the other plant to. It's evolving right now.

Kelly Peterson stated that the City needs the load sheet for this. We're working with them to help do the high voltage side of things. We've asked them for a load sheet for impact fee purposes. The load sheet will hold up the site plan.

Tom Cooper said there won't be any bonding for this project. The impact and hook-up fees are paid as part of the permit.

Chris Thompson **moved** to approve the Mountain Country Foods 2019 Addition Site Plan subject to the following conditions:

Conditions:

1. Subject to the applicant submitting a landscaping plan before the building permit is issued.
2. Subject to the wastewater permit being updated.
3. Subject to the applicant submitting a load sheet.
4. Subject the applicant verifying that they meet the parking standard tied to the site plan.

Kelly Peterson **seconded** and the motion **passed** all in favor.

Randy Butler explained that parking won't be an issue. They will be eliminating 23 employees per shift due to the ability and technology of new equipment being installed.

CONDITIONAL USE PERMIT

500 South 2019 Verizon Modification

Brandon Snyder explained this is an existing cell tower, the applicants just want to swap out some antennas and radios.

Kelly Peterson **moved** to recommend the Planning Commission approve the 500 South 2019 Verizon Modification Conditional Use permit.

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

Jered Johnson **moved** to adjourn the meeting at 10:52 a.m. All in favor.

Adopted: September 4, 2019

Jessica Burdick
Building Inspection Division Secretary