

Adopted Minutes
Spanish Fork City Development Review Committee
40 South Main Street
Spanish Fork, UT 84660
May 27, 2020

Staff Members Present: Seth Perrins, City Manager; Dave Anderson, Community Development Director; Brandon Snyder, City Planner; Tom Cooper, Electric Utility Planner; Jason Sant, Assistant City Attorney; Michael Clark, Staff Engineering; Jered Johnson, Engineering Division Manager; Bart Morrill, Parks Maintenance Supervisor; Dale Robinson, Parks and Recreation Director; John Little, Chief Building Official; Brady Taylor, Lead Cable Technician; Shelley Hendrickson, Engineering Division Secretary; Kimberly Brenneman, Community Development Department Secretary.

Citizens Present: Chad Hall, Ralph Calder.

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

FINAL PLAT

Hall Industrial Plat C

This is ready to move forward with the changes that are required per Kelly Peterson.

Chad Hall has a question about bonding and whether it can be moved from Plat A to Plat C so that they can move forward and have that plat released.

Michael Clark has mixed feelings about separating the bonds to the other phases. There is a timeline waiting for the railroad, but with COVID-19 that has delayed the approval.

Chad Hall is just trying to get back on the boring schedule he laid out last fall.

Seth Perrins stated that when going against policy, it typically gets messy. Since there is a timeline he wonders if it is worth just waiting.

Chad Hall stated that everything is about done, but they don't want to overlay with Plat A and again with Plat C.

The consensus was to wait for the railroad, and if there is a delay of more than a few months, then the DRC can revisit the discussion.

Michael Clark said there are some minor redlines to finalize.

Kelly Peterson **moved** to approve the Hall Industrial Plat C based on the following conditions:

Conditions:

1. That the applicant meets the City's Construction and Development Standards.
2. That the applicant addresses any redline comments.

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

SITE PLAN

Okelberry Trucking Phase 3

Michael Clark stated there was only one waterline note on the plans. The applicant is planning to do an all-weather driveway.

Dave Anderson stated that the applicant needs to pave any travel ways with concrete or asphalt. If the applicant wishes to keep that area as storage, they would need to improve the site to reflect that.

Chris Thompson does not feel that if phase 4 were to stay all gravel, he could see the site being used in perpetuity and it will never have a finished look to the site along 200 East.

Ralph Calder is the applicant and stated that they are unsure how they wish to develop phase 4. There is no real need for access, it would only be for private use.

Seth Perrins stated that historically this property was all owned by one property owner. It was that property owner that wished to have cross access easements on both sides so that phase 4 would always have access to that large area.

Dave Anderson stated that Okelberry Trucking utilizes the large portion of phase 4 and he sees that property use not changing soon. The flag stem was blocked off from access to 200 East.

Chris Thompson stated that he thinks there should be a cross-access easement between the north and south properties. It would be a good access for trucking and large City vehicles. The site should include all of the land north of the buildings that access the trucking storage area; the large portion designated as phase 4 needs to be improved.

Ralph Calder stated that the long term of the property is not to store trucks and they anticipate to build more warehouse storage like the front buildings, but potentially larger.

Brandon Snyder stated that currently the Site Plan application is for 3A, 3B, and 3C as one site for improvement.

Ralph Calder stated that was correct.

Dave Anderson wonders how well the cash in lieu will be received.

Ralph Calder stated that should be appropriate, as it will be beneficial for both parties.

Chris Thompson would like to see this item continued, until the plans are able to be updated to show the road improvements.

Kelly Peterson stated when they were looking at the power building being located on site, there were some concept drawings put together.

Chris Thompson stated that the applicant should meet with the City engineers and draft something up.

Dave Anderson clarified the request is for that north leg connecting to the road, not the full phase 4.

Ralph Calder suggested that the meeting with the City should also include the site just south of the road along 200 East.

Brandon Snyder stated that with the site, building C is supposed to be for warehouse storage, and there are no man doors with building C. Building A has a note that it is restricted to current occupants.

Kelly Peterson stated that the power redlines need to be addressed as there are power lines running under buildings, which is not allowed.

Michael Clark is scheduling a meeting for Friday morning with the City's engineer consultant.

Chris Thompson **moved** to continue the Okelberry Trucking Phase 3 based on the following conditions:

Conditions:

1. That the applicant addresses the Power Department redline comments.
2. That the applicant update plans to reflect the building occupancy
3. That the applicant addresses the design of the north leg of the drive access.

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

PRELIMINARY PLAT

Canyon Creek Amended Preliminary Plat 8C

Michael Clark stated that there are not very many engineering changes.

Brandon Snyder stated that there is an addition of lot 15. Initially that lot was for parking, but the developer feels there may be good to have a building facing Market Place Drive for a retail space that may correlate with the Hospital use on the north side of Market Place Drive.

Andy Spencer stated that on the north end of development, they feel there is a need and opportunity for retail space that will face the hospital. It would be restaurants or multi-tenant spaces like fast food, or a flower type shop. There will be no additional accesses needed, but will be oriented to the hospital.

The power has already been laid out, so at Final Plat or Site Plan the utilities will potentially need to be adjusted.

Dave Anderson **moved** to recommend to approve the Canyon Creek Amended Preliminary Plat to Planning Commission based on the following conditions:

Conditions:

1. That the applicant meets the City's Construction and Development Standards.
2. That the applicant addresses any redline comments.

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

ANNEXATION

Quiet Valley

Dave Anderson stated this is a remnant that was part of a right-of-way. This property alone does not have development potential, but will have utilities in the area, he guesses, in the next few years. The only real question is the zoning designation, which is suggested to be R-1-15.

Seth Perrins stated he thinks the zoning should be consistent with the property to the east that is R-3 and then at the center line of the road it should be R-R zoning.

Dave Anderson stated he would prefer to see it zoned as R-1-15 instead of R-R so that an applicant does not need to have the small property rezoned upon development.

There was discussion of reaching out to SESD with regard to the purchase of their infrastructure and takeover of their power lines.

Seth Perrins **moved** to recommend approval of the Quiet Valley Annexation with the property east of the centerline of 3400 East being R-3 and the property to the west being zoned R-1-15.

Conditions:

1. That the applicant meets the City's Construction and Development Standards.
2. That the applicant addresses any redline comments.

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

Vaugh Pickell moved to adjourn the meeting at 11:00 a.m.

Adopted: July 1, 2020

Kimberly Brenneman
Community Development
Department Secretary