

**Adopted Minutes**  
**Spanish Fork City Development Review Committee**  
**August 12, 2020**

**Staff Members Present:** Chris Thompson, Public Works Director; Seth Perrins, City Manager; Dave Anderson, Community Development Director; Brandon Snyder, City Planner; Kelly Peterson, Electric Superintendent; Tom Cooper, Electric Utility Planner; Vaughn Pickell, City Attorney; Michael Clark, Staff Engineering; Bart Morrill, Parks Maintenance Supervisor; Brady Taylor, Lead Cable Technician; Shelley Hendrickson, Engineering Division Secretary; Kimberly Brenneman, Community Development Secretary; Jessica Burdick, Building Inspection Division Secretary.

**Citizens Present:** Frank Smith, Allison Albert.

Chris Thompson called the meeting to order at 10:01 a.m.

**MINUTES**

**July 1, 2020.**

**July 15, 2020.**

Dave Anderson **moved** to approve the minutes from July 1 and July 15, 2020, with any needed corrections.

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

**SITE PLAN**

**Doug Smith Expansion**

Brandon Snyder had no comments on this proposal.

Mike Clark discussed the existing turnaround at the existing road on the northeast side of the proposed parking lot area. The owner, staff and owner's engineer are aware of it.

There is no longer a need for the turnaround now that the road is being extended. Should we straighten out the curb, giving them more parking?

Kelly Peterson said there is a sectionalizer in the landscaped area, and if the turnaround is graded out, that portion will need to remain as an island, or relocate that sectionalizer.

Dave Anderson said the idea of straitening the curb isn't essential. The plan provided today for review shows the curb staying where it's at. Most of us feel like, ideally the curb line would be straightened out, not perfectly, but would tie into the curb line and match what's planned for the 1400 North extension. If that benefits Doug Smith, a straighter road is better for the community, and if that can be done, that's great to do, but they want to get this project underway so we don't want to delay them because of that. Dave continued, that another issue is working with Doug Ford and Randall Harward to the north. They own the road, even though we consider it a public street. We need to work with them when the cul-de-sac is removed. There are some parts that need to fall into place. We're meeting with Doug Ford in the next week regarding how he is going to develop his property. Dave then suggested we approve this today, but leave the option open for the site plan to be modified to have that curb straightened. Also, the power issue is something we need to work around.

Kelly Peterson said he would prefer not having the bulb out removed, because of the sectionalizer. Also, street lighting down the new section will be required all the way along 1400 North. He explained that when this dealership was built, they didn't require them to put street lights on the south side of 1400 North, but we need that now. We at least need a street light near the entrance, but Kelly said he'd look into it.

Mike Clark discussed the sidewalk. He stated that the idea is that there will be no sidewalk on the south side of the road right now, but there would be some land deeded so if we do want it in the future, it can be done.

There was further discussion. Dave Anderson and Seth Perrins feel the deeding the land for a future sidewalk is appropriate. Seth Perrins noted that acquiring land after the fact can be a challenge, so this is logical and deliberate.

There was discussion regarding utilities. Mark Clark noted this road will extend to 300 West. Currently there is no pressurized irrigation on 1400 N, but there is an 8" line just before the current turnaround. Mike asked whether the applicant should extend the PI and water to and through their property. Chris Thompson feels they would have to do that. It needs to get in now and there's no reason to not to.

Dave Anderson noted that if they put it in from Main Street to their western property line, they're eligible to be reimbursed for half of that when the property to the north develops. Seth Perrins stated it's called a Pioneering Agreement.

Frank Smith from Doug Smith asked about the expense of adding the water lines and Mike Clark said it might be \$40 a foot for both, it would be about \$50,000, that's an estimate.

Frank Smith said adding another \$50,000 doesn't sound good, but they want to do things right by the City.

Seth Perrins asked whether the City should do any of our work as they are doing work to combine mobilization etc. Dave Anderson noted that we're ready to do some design work on the ribbon road, and any construction of the road is a budget issue.

Chris Thompson agreed and added that the money is budgeted in fiscal year 2023, that's when funds are available to construct that.

Seth Perrins feels we might want to do it sooner than that because there is a potential buyer that might want us to do it. Chris Thompson said we can move it up if we want to.

Dave Anderson asked Frank Smith if he has any feelings about the cul-de-sac area being removed and the curb straightened out. Mr. Smith said it makes sense to straighten it out, but he is good either way.

Dave Anderson said we'll take a week or two to speak with the north owner. It might be that we need a new design showing that curb straightened out. Mr. Smith said that is fine.

There was discussion regarding 1400 North and whether ownership should be transferred through recordation. Vaughn Pickell stated that if a road like this is private, it can remain that, and if it's been used by the public for 10 years it can become a public thoroughfare, Vaughn added that a public right-of-way dedicated to the City is his preference.

Dave Anderson **moved** to approve the proposed Doug Smith Expansion Site Plan, for the Dough Smith parking lot expansion, subject the following conditions:

#### Conditions

1. Subject to the applicant resolving any issues relative to the construction of waterline infrastructure with the City's Engineering Department, with the understanding that

City staff will continue to pursue the effort to address the current alignment of the right-of-way for 1400 North to improve that alignment and working with the neighboring property owners. to the north; and with the understanding that might then require some modification to the design we saw today to straighten out the curb line on the south side of 1400 North; and with the understanding that we'll try to work that out quickly so construction on the project can proceed as quickly as possible.

2. Subject to the applicant addressing any outstanding red lines.

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

Dave Anderson moved to adjourn the meeting at 10:30 a.m. The motion passed all in favor.

Adopted: August 26, 2020

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Jessica Burdick  
Building Inspection Division Secretary