

Adopted Minutes
Spanish Fork City Development Review Committee
October 28, 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; Jake Theurer, Electric Superintendent; Tom Cooper, Electric Utility Planner; Vaughn Pickell, City Attorney; 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; Shelley Hendrickson, Engineering Division Secretary; Kimberly Brenneman, Community Development Secretary; Jessica Burdick, Building Inspection Division Secretary.

Citizens Present: Rob McNeel, Jake Felshaw, Ted Didas, Cassie Younger, Peter Mayson

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

MINUTES

August 26, 2020

September 9, 2020

September 16, 2020

September 30, 2020

October 7, 2020

Dave Anderson **moved** to approve the minutes from August 26, September 9, September 16, September 30 and October 7, 2020.

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

SITE PLAN

Maverik

Brandon Snyder explained this is a site plan approval request on the property just south of In-N-Out. Planning had no concerns.

Mike Clark had nothing to discuss from Engineering.

Kelly Peterson noted they are working on an issue with the applicant and their engineers.

John Little asked about landscaping along Highway 6 and whether that needed to be addressed. Brandon Snyder said Maverik included landscaping plans along Highway 6 and he's not aware of any concerns.

Cassie Younger stated that she has a revised north elevation that includes the signage, and that was pulled up on screen.

There was discussion regarding the Highway 6 right of way and the curb. Dave Anderson feels that curb could change in the future, but not for decades, so we are operating with the idea that this Maverik is built out for this generation of land use.

Chris Thompson feels the future right of way needs to be considered to determine if the building should be moved back 5 feet from Highway 6 to avoid any future consequences.

Seth Perrins agreed.

Cassie Younger said it does make sense, but she's concerned that pushing the building five feet further southwest affects the turning radius around the site. Too tight for their trucks.

Dave Anderson agreed it might be worth looking at again.

Jered Johnson stated he'd have to design it and put a CAD to it to make sure the lanes fit. To which Seth Perrins said never mind. If it works it works.

Kelly Peterson asked about power disconnect, which is shown behind a wall, and commented that we need to be sure our power department can access and service the power to the building.

Cassie Younger said it's not locked, just closed. But she'll look into it and see if there's an additional place they can put the power disconnect.

Kelly Peterson added that there will have to be 4 feet of clearance to the front of the cabinets for arc flashing.

Jered Johnson readdressed the right of way issue and said he'll look into the UDOT study, but he feels what we have here today will work. He misunderstood the issue being discussed. Chris Thompson replied that he feels we're fine.

There was discussion regarding the pole sign and future advertisers on the two extra spaces.

Vaughn Pickell made a **motion** to approve the Maverik Site Plan, based on the findings and conditions in the staff report, and subject to the applicant being in compliance with the redlines with regards to power, and subject to the applicant using the revised elevation shown today, including the block wall enclosure.

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

ANNEXATION

Swift Creek

Dave Anderson explained that we have talked a lot about this annexation in the past. We do need a revised plat, and it's a bit different from what he and Mr. McNeel discussed yesterday. This property is within the City's growth boundary and we can recommend this be approved. He continued and explained that the existing City Boundary needs to match to take in the railroad and including the Rocky Mountain Power property. We do want the Baum property included in the annexation, so the applicant needs to include that in a revised plat. We don't have a Preliminary Plat on this today, so the only zone we can consider today is the R-1-15 zone and that's what Dave Anderson recommends. This was done with another annexation at the corner of this property. This annexation was also zoned R-1-15.

Vaughn Pickell explained that since this is an annexation of an unincorporated island, we don't have to go about it with a petition process. Since it's an island we have the option to start the process to have it adopted by the City Council that they intend to do this annexation. After the resolution is adopted, 30 days of notice happens, and then the City Council holds a public hearing. After that they can adopt an ordinance to finalize the

annexation and set the zoning. It's possible the Planning Commission could table their decision and slow the process, but we'd be on track for January for approval.

Seth Perrins commented that he's grateful for that annexation option. Unincorporated islands within cities make no sense.

Rob McNeel asked if they should include the Baum property, to which Dave Anderson said yes. Dave Anderson said that he would be happy to discuss the annexation with the Baums.

Rob McNeel added that he has talked with Rocky Mountain Power and Union Pacific Railroad and neither will stop them from annexing.

Peter Maytson asked what happens if the Baum family protests the annexation.

Vaughn Pickell replied that the annexation can still be approved. The protests are only effective if they own half the area, but they're not close to that.

Dave Anderson **moved** to recommend the proposed Swift Creek Annexation be approved, subject to the applicant providing a revised Annexation Plat that includes the property discussed today, and with the recommendation that a zoning of R-1-15 be assigned at annexation.

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

TITLE 15

Title 15 Amendments

Dave Anderson explained the amendment to the Aggregate Transportation, Storage and Reclamation Overlay zone. Originally this overlay had everything to do with the closure of Sunroc and opening near the airport. We thought at the time, that a 40-acre minimum property size was the right threshold to use, but we were off. We're proposing an amendment to say that the 40-acre minimum be changed to 36 acres. It still limits the opportunity people have to have several facilities constructed in the City, which we don't want to see. This isn't a big deal to the city, but important to make the Sunroc relocation happen.

Seth Perrins **moved** to recommend approval of the Title 15 Amendment, changing the minimum acreage from 40 to 36 on the Aggregate, Transportation, Storage and Reclamation Overlay section.

Vaughn Pickell **seconded** and the motion **passed** all in favor.

OTHER BUSINESS

Spanish Fork Sewer Master Plan

Chris Thompson went over the Spanish Fork Sewer Master Plan. This master plan was required in order for us to get the new design of the proposed treatment plant through the State. He discussed the changes using the site on screen. Chris Thompson informed the DRC that the cost estimate of the new treatment plant is \$90,000,000, and will be added to our master plan buy resolution so the State will give us the go ahead to build it.

There was discussion regarding the new treatment plant and how it compares to others in the area. It will look a lot like Santaquin's, however, Jered Johnson pointed out that ours will not be completely enclosed like Santaquin's. The clarifiers, and settling ponds will be open, outside. But the actual units are inside.

Dave Anderson expressed his concerns about smell and building elevations and asked how we can be good neighbors to the neighboring businesses.

Seth Perrins stated that he doesn't think there will be a lot of architecture or time spent on the look because it is at this location, tucked next to the freeway. It's not very visible.

There was further discussion. Jered Johnson agreed that the smell is the main issue for people and we're spending the money on that to keep the smell enclosed.

Dave Anderson offered that it's fair to be sensitive to this because that area is an ugly stretch of I-15 and maybe this is an opportunity to help with that.

Jered Johnson agreed that we can make the treatment facility look better than, for example, the cement plant. We can put in landscaping and build walls. But the smell will be much better. There was further discussion using the site on screen.

Seth Perrins **moved** to recommend approval of the Sewer Master Plan, as submitted.

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

Seth Perrins **moved** to adjourn the meeting at 10:55 a.m.

Adopted: January 6, 2021

Jessica Burdick
Building Inspection Division Secretary