SALINA CITY CORPORATION
WORK MEETING
February 2, 2021

COUNCIL AND STAFF PRESENT:

Mayor Jed Maxwell
Daniel Viers
Newell Hales
Jon Maxwell
Earl Taylor, Zoom
Cade Hunter
Ashlee Larsen, City Recorder
Kathy Maxwell, City Treasurer
Mike Stevens, Salina City Maintenance
Kelly Laier, P&Z Chairperson

VISITORS PRESENT FOR WORK MEETING:

Trent Brown- Sunrise Engineer
Jesse Ralphs -Sunrise Engineer-zoom
Mario Gonzales-Sunrise Engineer
Jeff Bunker- UDOT, by Zoom
Jason Mackelprang-County Building department
Love's Travel Team by Zoom

Mayor Jed Maxwell called the work meeting to order at 7:00 p.m. at the Salina City Hall.

AGENDA TOPICS:

Discussion future Development Mayor Maxwell introduced everyone present at the Salina City Work Meeting. Love's Travel Team presented the new R.V. Park preliminary plans located south of the I-70 Interstate, west of the existing Love's Travel Center. **Charlie Seavers** from SRJ Alliance introduced himself and the Love's team. **Seavers** stated they plan to develop an RV Park with 75 RV stalls. The entrance/exit to the RV park will be located on the south side of the parcel. Every RV stall will provide sewer, water, and power hookups. **Seavers** stated they plan to construct a building to house a check in station, showers, and a convenient store. **Seavers** stated Loves's Travel Team is present at the meeting tonight to obtain permits and receive approval on construction of an RV Park in a C-2 zone. Kim from Love's Team reviewed the site plan and asked Salina City to express some of their concerns. **Mayor Maxwell** is concerned about the RV Park being sold once it's developed. Kim stated Love's doesn't plan on selling the RV Park once it's been constructed. **Viers** mentioned he would like the RV Park to look nice and asked about the future maintenance of the park. **Kim** stated Love's will hire a maintenance worker to maintain the park and do any up keep the park will need in the future. The park will have a combination of gravel and grass between stalls to make it look nice. **Mayor Maxwell** asked how many feet from the intersection of State St. west will the entrance to the park be located. **Seavers** stated he thinks around 200 or 300 feet. **Mayor Maxwell** stated that should be fine, he was just concerned about future development, and traffic backed up to the freeway entrance. **Newell Hales** asked if the RV Park will look like the RV Park in Nephi, Utah. **Mayor Maxwell** spoke

about the zoning issue. He stated if Salina City leaves the development in a C-2 Zone anyone in Salina City can develop a RV Park in a C-2 Zone. **Seavers** would like to follow-up with Salina City sometime next week to review the zone change. **Newell Hales** stated he doesn't see a problem with developing the RV Park in Salina City. They just need to figure out a few legal matters, before Love's can start development. **Seavers** asked about the permit process. **Jason Mackelprang** introduced himself and stated he is Sevier County's Building Inpector. **Mackelprang** stated Love's must present a full design on the building, electrical, and sewer, then the cost will be based off the project. Sevier County will handle all the inspections including the building permits. **Seavers** asked Salina City what permits need to be in place before development can get started. **Mayor Maxwell** asked Jeff Bunker from UDOT if Love's will need to submit any permits through UDOT. **Bunker** stated Love's won't need to do a permit from UDOT if they're not accessing the park off the UDOT right away. Love's will need to leave the fence alone that is adjacent to the parcel on the north property line. **Bunker** stated UDOT will need to verify the RV Park drainage and make sure the RV has a proper run off. **Newell Hales** asked if Love's owns the right away to the 1980 South road. **Seavers** stated Love's plans to get the property surveyed but he's pretty sure they own that road. **Seavers** is wondering exactly what paperwork needs to be filled out for Salina City before starting development. **Mayor Maxwell** stated you will need to fill out a building application for Salina City, have it signed and submit it to Sevier County Building Department. **Bunker** asked **Seavers** if Love's needs to tie in their utilities to UDOT's right away, or will they plan to piggy back on the main line. **Bunker** stated if so, Love's will need to receive an encroachment permit from UDOT. **Trent Brown** stated Love's will need to provide Salina City with a preliminary design. Salina City Planning & Zoning Committee will review the plans and provide comments to Loves. Once the comments are addressed there will be a final plan review. Love's will need to address their drainage calculation and provide off sight drainage from one side of the property to the other. **Brown** stated any on sight drainage should be designed for a 10-year 24 hour and off sight should be looked at 100-year 24 hour. **Mayor Maxwell** asked about the on-sight retention pond and where it will be located. **Seavers** stated they are still working on the drainage plan. **Seavers** asked when the next Planning and Zoning meeting will be held. **Kelly Laier** stated the next meeting will be held on Februay 18th 2021. **Seavers** asked Kathy Maxwell if Love's could set up a meeting on February 11th 2021. **Daniel Viers** asked about the RV limited amount of stays. **Kim** stated Love's is planning on doing a gold level RV Park. The stays will be like a typical RV Park some daily and weekly stays, but monthly stays are discouraged. **Mayor Maxwell** stated Salina City would like Love's to clarify the time limit someone is welcome to stay at the RV Park. He doesn't want this to turn into a long-term residency. **Kevin** stated Love's can write a document with a limited amount of night stays allowed at the RV Park. **Viers** stated Salina City would love to have people come to our city and enjoy our trails. **Jesse Raphs** asked Love's if they know what the water usage per RV stall would be. **Seavers** stated usually based on wastewater which consist of 3500 gallons per day. **Ralphs** asked if the facility will consist of showers and a laundry unit. **Seavers** stated yes, the actual building will consist of showers and a laundry facility. **Seavers** asked if anyone has any further questions. **Seavers** stated Salina City was 1st pick to place an RV Park nationwide. Love's would like to get started sometime in April or May 2021 and have the RV Park up and running in by summer 2021. **Kelly Laier** asked how soon the preliminary plat showing the contour lines, boundaries, and dimensions would be completed. **Seavers** stated

Thursday or Friday of this week, Geo Tech should be there surveying the property boundaries. **Mayor Maxwell** stated he thinks this will be a great thing if they can jump through the hoops and get the project moving. **Seavers** asked how many RV Parks are existing in Salina City. **Mayor Maxwell** stated there are three RV facilities that have existed for many years. Love's thanked Salina City for letting them present the RV Park Project. **Newell Hales** asked about the zoning at the RV Park. **Kelly Laier** spoke about an overlay zone. Jon Maxwell asked Mackelprang if Salina City should reach out to their attorney regarding the overlay zone. **Jason Mackelprang** stated yes, he would reach out to Salina City's attorney. **Jason Mackelprang** spoke about Conditional Use Permits and showed an example of Sevier County's. **Council** spoke about the number of days' people can stay at the park. **Laier** stated the most important thing to him is Love's keeping up on the RV Park and keeping it clean. **Mayor Maxwell** stated Salina City is in the process of rezoning properties, and maybe they should create a new zone for the RV Park. **Mackelprang** spoke about Sevier County zoning matrix and everything is a conditional use, so they can set the conditions on each business that comes in. **Mayor Maxwell** would like Salina City to set conditional uses for different zones. **Laier** spoke about different types of zones in Salina City and asked for Jason Mackelprangs advice what would be best for Salina City. **Mayor Maxwell** would like to change the zoning in Salina City and keep it uniformed. **Laier** asked Mackelprang if he has some copies of Condition Use Permit forms Salina City could look at. **Mackelprang** advised Salina City reaching out with Sunrise Engineer's planner and rezone their city. **Trent Brown** will speak with Sunrise Engineer planner and get back with Salina City.

Council Member Business

Newell Hales

Jon Maxwell

Earl Taylor

Cade Hunter

Daniel Viers

Cade Hunter motioned to adjourn the work meeting at 8:27 p.m. Seconded by **Daniel Viers.** Motion carried 5 to 0.

Date 2/24/2021 **Mayor** _____

Date 2/24/2021 **Recorder** Ashlee Lafon