

**Adopted Minutes**  
**Spanish Fork City Development Review Committee**  
**March 17, 2021**

**Staff Members Present:** Chris Thompson, Public Works Director; Seth Perrins, City Manager; Dave Anderson, Community Development Director; Brandon Snyder, City Planner; Jake Theurer, Electric Superintendent; Tom Cooper, Electric Utility Planner; Vaughn Pickell, City Attorney; Jered Johnson, Engineering Division Manager; Bart Morrill, Parks Maintenance Supervisor; John Little, Chief Building Official; Shelley Hendrickson, Engineering Division Secretary; Kimberly Brenneman, Community Development Secretary; Jessica Burdick, Building Inspection Division Secretary.

**Citizens Present:** Scott Peterson, Andy Spencer, Nathan Hughes, Bert Bradford.

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

**SITE PLAN**

**Canyon Creek Phase 6 - Hobby Lobby Amended**

Brandon Snyder discussed the Site Plan on screen, as well as the modifications that Woodbury is requesting. There are building sites that have not yet been built upon, nor had landscaping completed. Woodbury would like to bond for that landscaping.

Dave Anderson noted that there is a bond for the improvements and he feels it's possible buildings won't be built on these sites any time soon, and in a few years the City will have to do the improvements.

Dave Anderson **moved** to approve the Canyon Creek Phase 6 - Hobby Lobby Amended Site Plan.

Jake Theurer **seconded** and the motion **passed** all in favor.

**Daybell Warehouse**

Brandon Snyder stated the Site Plan is straight forward. He explained the ground west of the building will be used as a truck turnaround.

Jered Johnson stated this Site Plan includes a fire hydrant that has to be moved. He informed the applicant that when they do this, we don't want them to tear into the road

There was discussion regarding the detention basin and Jered told the applicant to get with Mike Clark and work that out with him. We need to detain stormwater until the storm drain tech is there.

The applicant explained that this building is for his clothing business. They buy clothing overseas and store it here and sell it online. He noted the plans on screen show bay doors all around, but actually the building will just have those framed for the future, the doors won't actually be there.

Jake Thuerer said the applicant will need to work with the power department regarding a transformer and its location.

John Little asked about ADA access on the north side and whether there is a curb or straight access. The applicant told him that it is straight access.

Jered Johnson **moved** to approve the Daybell Warehouse Site Plan with the findings and conditions in the staff report and subject to the following conditions:

Conditions:

1. Subject to the applicant not cutting into the road to relocate the fire hydrant.
2. Subject to the applicant working out the storm drain issues with Mike Clark for the future tie in.
3. Subject to the applicant working with the Power Department on finding a location for a transformer.

Jake Theurer **seconded** and the motion **passed** all in favor.

## **Mullet Business park**

Brandon Snyder noted this project is just west of the Daybell Warehouse.

The applicant explained his building will be a smooth panel building and will contain 26 units for businesses. He noted they have had a lot of interest in the units already.

Jered Johnson stated this project has the same storm drain issue as the Daybell Warehouse and they'll also need to work with Mike Clark.

Jered Johnson **moved** to approve the Mullet Business Park Site Plan with the findings and conditions in the staff report.

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

## **CONCEPT REVIEW**

### **Malcomb Springs 3 Water Tank**

Chris Thompson described the project. We will be installing a new larger tank, and removing one of the smaller tanks.

Brandon Snyder asked about fencing, to which Byron Haslam said we will install a new chain link fence around the building and around the area of the tank. The tank will be buried.

There was discussion regarding the tenant who currently leases the property from the City, his existing towers that will have to be removed, and the site itself.

Seth Perrins stated the chain link fence should be as close to the City project as possible. Byron Haslam agreed and he noted that the landscaping will be re-graded, reseeded and they'll make it mowable.

Jered Johnson said they'll get more details on the plans and come back for final approval.

## **OTHER BUSINESS**

### **Neighborhood Walmart Landscaping**

Dave Anderson discussed the menial landscaping and improvements of the Neighborhood Walmart property and the issues it is causing. The neighboring developer feels he shouldn't have to do anything to his property since Walmart doesn't maintain theirs. Dave suggests City staff come together and look at the site.

Chris Thompson suggested we have James Darling go out and do some LTS&P inspections.

Jered Johnson agreed, with SWPPP inspections businesses get right on it. They'll check to see what was approved making sure that's what's there.

#### **4-Way Railroad Crossing Arm**

Chris Thompson discussed the proposed 4-way crossing arm at the railroad off of 300 West and 1600 North. It turns out that would be too expensive. So that changed a few things in the area. Randall is going to keep it at 250 feet from the railroad.

There was discussion using the site on screen regarding future collector and minor collector roads to the East of the City, as well as a proposed annexation.

Seth Perrins **moved** to adjourn the meeting at 10:42 a.m. All in favor.

Adopted: April 21, 2021

---

Jessica Burdick  
Building Inspection Division Secretary