

Adopted Minutes
Spanish Fork City Development Review Committee
40 South Main Street
Spanish Fork, Utah 84660
July 6, 2022

Staff Members Present: Seth Perrins, City Manager; Dave Anderson, Community Development Director; Brandon Snyder, City Planner; Kimberly Brenneman, Community Development Secretary; Vaughn Pickell, City Attorney; Ana Burgi, Assistant City Attorney; Michael Clark, Assistant City Engineer; Marcie Clark, Engineering Department Secretary; Jered Johnson, Engineering Division Manager; Jake Theurer, Power and Light Superintendent; Bart Morrill, Parks Maintenance Supervisor, Kasey Woodard, Division Secretary, Jason Turner, Fire Marshall, Tom Cooper, Light and Power.

Citizens Present: Joseph Earnest, Curtis Leavitt, Brian Gabler.

Dave Anderson called the meeting to order at 10:08 a.m.

MINUTES

June 29, 2022

Jake Theurer **moved** to approve the minutes of June 29, 2022.

Jered Johnson **seconded** and the motion **passed** all in favor.

FINAL PLAT

QUIET VALLEY PLAT C

Curtis Leavitt stated there are a few different floor plans that will be submitted for approval. He stated single-family floor plans is still pending.

Dave Anderson stated there are certain standards that need to be met, and Curtis Leavitt stated they believe they are on the same page as City staff.

Dave Anderson stated there was a draft lease sent from Rocky Mountain Power. They have raised the price, there are some things that need to be discussed.

Michael Clark stated there are concerns with the lift station but no other comments.

Jason Turner asked the length of the driveways between the east west townhomes and it was stated it is 150 feet to the end of the drive.

There was discussion about the fire rule for 150 foot spacing and Dave Anderson and Seth Perrins both agreed there needs to be additional education for staff members to be on the same page of what needs to be required.

Brandon Snyder stated there will be a few landscaping redlines to be addressed but no other concerns.

There was discussion of the timeline for the development to have improvements completed before occupancy of the townhomes and it was stated that due to the market adjustment and the supply chain issue it makes it hard to say when they would be close to the issuance of Building Permits. It was stated spring of 2023 will be when paving is completed.

Dave Anderson stated there needs to be a conversation with the construction crew about the standards that need to be completed before a certificate of occupancy can be issued. He stated this has been a trend with developers and he would like to make sure that both parties are on the same page.

Vaughn Pickell **moved** to approve the proposed Quiet Valley Plat C Final Plat based on the following findings and conditions:

Findings:

1. That the proposal conforms to the City's General Plan Designation and Zoning Map.
2. That the proposal is consistent with the approved Preliminary Plat.

Conditions:

1. That the applicant meets the City's Construction Standards and Zoning requirements.
2. That the applicant addresses any red-line review comments in Citizenserve.

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

FINAL PLAT

QUICK QUACK CAR WASH HIGHWAY 6

Brandon Snyder stated that the next two items are both related to the proposed car wash on Highway 6.

Michael Clark stated the main concern is the easements on lot 1, the existing easement to the north and the proposed additional one to the south.

Vaughn Pickell suggested making a condition that the proposed easement to the south be removed as it hasn't been recorded yet and it was discussed that it would be better to wait as it would be easier to remove later if the north easement provides the adequate space for truck access.

Michael Clark stated the north easement is 40 feet and he feels comfortable removing the south easement if necessary.

There was further discussion about narrowing the existing easement to the north and removing the proposed easement to the south to allow trucks. Joseph Earnest stated they added the easement to the

south under the suggestion from the power department but it was discussed that the proposed easement is unnecessary and Joseph Earnest stated there would be no issue to remove it.

Dave Anderson stated it makes no sense to keep the easement to the south and it would be easier to remove now, and keep the existing easement to the north and make it work.

Vaughn Pickell **moved** to approve the proposed Quick Quack Car Wash Highway 6 Final Plat based on the following findings and conditions:

Findings:

1. That the proposal conforms to the City's General Plan Designation and Zoning Map.
2. That the proposal is consistent with the approved Preliminary Plat.

Conditions:

1. That the applicant meets the City's Construction Standards and Zoning requirements.
2. That the applicant addresses any red-lines.
3. That the L-shaped easement on the south of proposed Lot 1 be removed.

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

SITE PLAN

QUICK QUACK CAR WASH HIGHWAY 6

There was discussion of access being the main concern with the site plan and Joseph Earnest stated they have eliminated the right IN and kept the right OUT and is now a dedicated acceleration lane, he said there is currently one lane and it will now be two lanes and he is hoping that UDOT will allow for a dedicated right turn only lane to alleviate traffic cuing.

Brandon Snyder asked if they are proposing to do improvements south of the trail and just do curbing around the pad and Joseph Earnest stated they are not proposing to do all those improvements as they do not know what the use of the property is.

Bandon Snyder stated the plan needs to be updated to show the improvements that will be made to the site with this application and approval.

Dave Anderson agreed there needs to be an exhibit to memorialize what is being proposed.

Joseph Earnest stated they are ready to break ground as soon as building permits can be issued.

Michael Clark asked if the City wants to end at the curb on the Hallam property and he stated if sidewalk is wanted it needs to be connected to the Holiday Oil property, and Seth Perrins stated he feels that development needs to make that decision.

Dave Anderson stated he is not comfortable with this pad being developed and not having the frontage improved. He asked if the roundabout is part of the construction or if it is separate and stated that it is part of the construction.

Michael Clark asked if they want the sidewalk delayed and Dave Anderson stated that he would like it to be part of the construction.

There was discussion about whether there is fencing that runs along the railway tracks and it is stated there is no fencing.

Dave Anderson asked what is needed to get a dedicated right turn lane and Michael Clark stated it is already taken care of and will be dedicated next week.

Dave Anderson **moved** to approve the proposed Quick Quack Car Wash Highway 6 Site Plan based on the following finding and conditions:

Finding:

1. That the application conforms to the City's General Plan Designation and Zoning Map.

Conditions:

1. That the applicant meets the City's Construction Standards and Zoning requirements.
2. That the applicant addresses any red-lines.
3. That the applicant provides an additional exhibit or description of the improvements to be made for the Quick Quack Car Wash and identifies the area that will not be improved until the remainder of the overall site is developed.
4. That the right-out exit be modified to discourage any use as an entrance to the site.

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

ZONE CHANGE AND PRELIMINARY PLAT

SHELLY SUBDIVISION

Dave Anderson stated this is very straight forward and zoning needs to be changed to R-1-9 to be able to work.

Brandon Snyder stated there are questions about the trail, but his biggest concern is the existing structure and how it functions. He stated in the past the City has not allowed these accessory structures without the presence of the primary residence.

Brian Gabler stated the current use of the structure is similar to a storage barn on the bottom and a smaller living space above.

Kimberly Brenneman stated it has been said that there is an unlicensed business being run from the structure, gun smithing or manufacturing of some kind but there is no business license issued for the structure. She stated it is classified as a hobby shop.

There was discussion of this being a chicken in the egg situation and the easiest solution is to call this one lot and then subdivide the property when the property owner is ready to build a home.

Dave Anderson stated he likes the idea of really trying to make what is being proposed work. He feels that it is a good clean up step from a zoning perspective.

Brandon Snyder asked what has been decided for the trail and it was stated that it will be dedicated to the city.

Vaughn Pickell **moved** to recommend approval of the proposed Shelly Subdivision Zone Change and Preliminary Plat from R-3 and R-1-15 to the R-1-9 zone based on the following finding and subject to the following conditions:

Finding:

1. That maintaining similar lot sizes to existing development is appropriate.

Condition:

1. That the applicant meets the City's Zoning requirements and Construction Standards.
2. That the applicant addresses any red-lines.
3. That the proposed Lot 9 be included in phase 1.

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

OTHER BUSINESS

PARKING REQUIREMENTS

GENERAL PLAN PURPOSE

Dave Anderson stated he would like to continue these items in order to have the discussion when Chris Thompson is present.

DISCUSSION

Dave Anderson stated he would like to discuss Okelberry Trucking and that the City cannot get power meters as they are on backorder. He stated the City is working with Eric Okelberry to allow occupancy to the areas that are finished and enough to be inspected.

There was discussion of some frustration of miscommunication between parties on building the road and who would be financially responsible for it. It was stated that Travis Warren, City Surveyor, is working with Eric Okelberry.

Dave Anderson stated there is nothing in writing that can be looked back on.

Jered Johnson stated there was a condition from a previous DRC meeting that was agreed upon that Okelberry must pay \$64,000 to the City, but he stated the fault of the City was not collecting the money.

Dave Anderson stated there needs to be a conversation between Jered Johnson, Eric Okelberry, and Cory Pierce to sort out the confusion and get to a point where the City can go to Eric Okelberry and state, they have done everything they need to do or they have not.

Seth Perrins stated they need to review the previous minutes to that meeting to see what was discussed.

There was discussion about what is included in the minutes and it was stated there were specifications on what would be required, and in the plans Okelberry was responsible for half the improvements and they asked what it would cost them to not be responsible for doing those improvements and \$64,000 was the estimated amount to no have to complete them.

Kimberly Brenneman stated the following week's DRC agenda potentially will be discussing site plan approval for Wiggy Wash 3, site plan approval for Daybell Warehouse, and final plat approval for the Hall Industrial Subdivision, Plat D.

Seth Perrins moved to adjourn the meeting at 11:43 a.m.

Adopted: **July 13, 2022**

Kasey Woodard
Community Development Division
Secretary