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Adopted Minutes
Spanish Fork City Development Review Committee
August 3, 2016

Staff Members Present: Chris Thompson, Public Works Director; Dave Anderson, Community Development Director; Seth Perrins, City Manager; Kelly Peterson, Electric Superintendent; Junior Baker, City Attorney; Cory Pierce, Staff Engineering; Jered Johnson, Engineering Division Manager; Bart Morrill, Parks Maintenance Supervisor; Joe Jarvis, Fire Marshall; Steve Adams, Public Safety Director; Brady Taylor, Lead Cable Technician; Kimberly Brenneman, Community Development Department Secretary.

Citizens Present: Bryan Redd, Jerry Carol.

Chris Thompson called the meeting to order at 10:07 a.m.

MINUTES

September 9, 2015

May 4, 2016

May 18, 2016

May 25, 2016

June 1, 2016

June 8, 2016

June 30, 2016

July 6, 2016

July 13, 2016

Seth Perrins **moved to approve** the minutes of September 9, 2015, May 4, 2016, May 18, 2016, May 25, 2016, June 1, 2016, June 8, 2016, June 30, 2016, July 6, 2016, July 13, 2016, with the changes noted in an earlier email from Junior Baker and Seth Perrins to Kimberly Brenneman and the DRC members.

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

June 30, 2016

Junior Baker **moved to approve** the minutes of June 30, 2016, with the changes noted in an earlier email from Junior Baker to Kimberly Brenneman and the DRC members.

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

MINOR SUBDIVISION AMENDMENT

Volunteer Commercial

Applicant: Spanish Fork City

47 General Plan: Commercial
48 Zoning: C-2
49 Location: 126 West Volunteer Drive

50
51 The proposal is to subdivide the parcel from the Sports Park on the other side of Volunteer
52 Drive.

53
54 Jered Johnson stated the applicant plans to move the storm drain lines and work with the
55 State to move the storm drain easements.

56
57 Junior Baker **moved** to approve the Volunteer Commercial Minor Plat Amendment subject to
58 the following condition:

59
60 Conditions
61 1. That the applicant meet the City's current Development Standards.

62
63 Dave Anderson **seconded** and the motion **passed** all in favor.

64
65
66 **Other Business**

67
68 **Banks Property**

69 Dave Anderson stated the applicant is looking to work with the City to develop a new cross
70 section for the road in the proposed development.

71
72 Steve Adams exited the meeting at 10:15 a.m.

73
74 Junior Baker asked if the applicant is hung up on single-family lots.

75
76 Dave Anderson responded he is hung up on not developing the property as a multi-family
77 development.

78
79 There was discussion that the minimum planter size would be 5-feet wide. Chris Thompson
80 stated the LID would have to be off-site, if the planter width is reduced to 5-feet.

81
82 Cory Pierce stated there is a large deep detention pond to the northwest of the site and he can
83 look at calculations to see if the water could be diverted there.

84
85 Chris Thompson stated the Engineering Department can try to approve a cross section that is
86 not as wide with parking on both sides but it will be a lengthy discussion.

87
88 Dave Anderson stated he thinks it would be best for Edge Homes to make application to
89 amend the City's Construction and Development Standards.

90
91 The sub-local cross section concept is limited to the number of trips per day.

92

93 Chris Thompson suggested there be a hillside sub-local with no meters and no driveways.
94
95 Dave Anderson suggested having two variations of the sub-local cross section. Dave Anderson
96 stated he will respond to the applicant that the City will work on creating a new cross section
97 and in the meantime the applicant can start working on the Preliminary Plat application. Dave
98 Anderson did say that he would inform the applicant that the right-of-way needs to be 54-feet
99 wide.
100
101 Cory Pierce stated he has a concept plan from Horrocks for the proposed interchange.
102
103 Chris Thompson asked Jered Johnson to create cross sections for the sub-local road calling
104 them sub-local a and sub-local b for the next DRC agenda.
105
106 Cory Pierce clarified there should be the designation of multi-family sub-local and single-family
107 sub-local with one of the single-family sub-local roads addressing hillside developments.
108
109 **1653 West 900 South**
110 Bryan Redd would like to build a home at 1653 West 900 South but with his home sitting so far
111 back he does not want to improve the curb, gutter and sidewalk.
112
113 Seth Perrins stated development to the east will take place conceivably in 4-5 years, unless
114 there is some kind of downturn in the economy.
115
116 There was discussion of a Minor Collector Road proposed to run through the property at
117 extending south from 1550 West.
118
119 Chris Thompson suggested the Minor Collector Road would not be built with public funds for
120 10-20 years. There are three ways the road would be built. First, a MAG funded project, which
121 would be the public funds. Second, if there is enough development in the area, the developer
122 would build the road with reimbursement through impact fees. Lastly, if an impact fee increase
123 can be used to cover the cost of the development of the road.
124
125 As a possible solution the City would, today, attach a value of the right-of-way and calculate a
126 real cost in today's dollar for what it would cost to put the curb gutter and side walk in. The
127 difference between the curb, gutter and sidewalk cost and the City acquiring the property for
128 the right-of-way would be the cost the City would pay.
129
130 Dave Anderson exited the meeting at 10:37 a.m.
131
132 Bryan Redd stated he appreciates the City looking at different options.
133
134 Seth Perrins explained that when properties develop it is the time when the City has the
135 mechanism to have curb, gutter, and sidewalk installed.
136
137 There was discussion of how development might affect the property and the width of the Minor
138 and Major Collector Roads along 900 South and 1550 West.

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Seth Perrins explained the out-of-pocket costs would be none for the applicant today. When the road is needed the City would pay the land value for today's value.

Junior Baker said the costs could be calculated at the time the improvements are completed.

Seth Perrins stated there are two options: one, the land will never develop but the property owner agrees to sell the portion of the land when the City needs the road; two, the property owner sells the property for development.

Chris Thompson clarified that the sidewalk, curb, and gutter along 900 South and 1550 West needs to be deeded to the City today. The applicant can apply for impact fee reimbursement for about 43% of the construction cost when development happens.

Junior Baker stated it could be applied for today, but no fences will be moved until the road develops.

Bryan Redd suggested the Leland monument could be moved to the east of the proposed road that the City will be purchasing.

Randy Taylor exited the meeting at 10:56 a.m.

Bryan Redd asked what the next step would be.

Chris Thompson said the next step would be creating an agreement and bringing it to the City Council for execution.

Bryan Redd asked if the road design could be given to him for review. He also would like to know how many acres would be taken away from his property for the road development.

Seth Perrins exited the meeting at 11:05 a.m.

Cory Pierce will work with Bryan Redd on the right-of-way. Once that is outlined, Bryan Redd will work with Junior Baker to draft the agreement.

Junior Baker moved to adjourn meeting at 11:06 a.m.

Adopted: October 19, 2016

Jessica Burdick
Community Development Division Secretary