

Adopted Minutes
Spanish Fork City Development Review Committee
December 12, 2018

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; 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; Brady Taylor, Lead Cable Technician; Shelley Hendrickson, Engineering Division Secretary; Jessica Burdick, Building Inspection Division Secretary; Ana Burgi, City Prosecutor.

Citizens Present: Russell Smith.

Chris Thompson called the meeting to order at 10:03 a.m.

CONDITIONAL USE PERMIT

Verizon 200 East Cell Tower

Dave Anderson **moved** to recommend the Planning Commission approve the Verizon 200 East Cell Tower Conditional Use Permit subject to Verizon following the original conditions set for this location.

Junior Baker asked what the modifications consist of.

Kelly Peterson explained that Verizon is replacing the antenna.

Seth Perrins asked if the antenna will be visibly wider.

Dave Anderson said it will be, but only by inches.

Seth Perrins explained that he has heard Verizon customers complain about their service in Spanish Fork.

Junior Baker **seconded** the motion.

There was discussion as to the location of this cell tower.

The motion **passed**, all in favor.

SITE PLAN

Smith Development

Chris Thompson asked the applicant to discuss his request regarding the utility issue.

Chris Thompson explained that the fire flows out of the hydrant near this property aren't adequate because of the smaller, dead end, line. The applicant has to connect through his property to the west, connecting to Salisbury's development. Chris further explained that the applicant feels the City should participate in the costs because he will be improving the fire flows for all the existing buildings in the area. Chris said he feels that this is a to-and-through situation, that this is just the last connection, and it will help everyone.

Russell Smith said he read through the City code on utilities and it says that the City has the responsibility to make sure the utilities to the residents are safe. Mr. Smith feels the City could contribute to help with that. By looping the waterlines, a lot of issues on the line will be fixed.

Chris Thompson explained that the water line was installed before current codes.

Russell Smith said the City has a responsibility to upgrade the line, or loop it, even without him there.

Chris Thompson doesn't feel this isn't true but asked the committee for some direction.

Junior Baker asked, if there was a fire there today, with the existing buildings, are the fire flows adequate for that now?

Mike Clark said he doesn't know. The further west you go, you decrease the amount of fire flow you get. The end there has the lowest amount. So, realistically, connecting the line will solve that.

There was further discussion regarding the City ordinance on utilities and water lines.

Dave Anderson said if there are existing deficiencies due to water line size or something, and we would have worked with the existing owners, we would have looped this and given them a Connector's Agreement. The City does maintain water lines, so if there's an issue with water line conditions, we take care of that. But for new development, that section of the ordinance does not apply here.

Russell Smith said he has paid the bond to have it done, but if the City could help or assist him, that would be helpful.

Jered Johnson said we'll pay for new connections and a fire hydrant. We could also pay for the small section of connection to his property from Salisbury's, and we could look to see if we want to include that in the City improvement plans with a new 8" T. Jered added that we do need to look into rebuilding the water line.

Mike Clark said John Waters thinks we probably do need to rebuild it, but we need to dig down to see it to make sure.

There was discussion regarding the water lines and replacement of them throughout the City. There was also discussion regarding the water line connection through Mr. Smith's property.

Chris Thompson said the City will not participate in the costs for this. Russell Smith asked about Jered Johnson's proposal of the City paying to get the line to his property and he'll pay for it through his property.

Dave Anderson said Mr. Smith would have to pay to get it to his property, and through his property.

There was further discussion regarding the City paying for 15 feet of water line, connecting Mr. Smith's property to the Salisbury Development.

Junior Baker and Chris Thompson agree with Jered Johnson that the City should pay for 15 feet of water line to connect to Mr. Smith's property.

Dave Anderson disagrees.

Seth Perrins said we want that connection because the residents and businesses are better served by having water come from two directions. And if we can facilitate that, and still not pay a ton, Seth feels we should do it.

Chris Thompson agrees. The three benefits of the water line connection are fresher water, more redundancy, and higher fire flow pressures.

Dave Anderson said if Salisbury needs a connection, they should have done it with their development. The applicant does need the connection, so he should do it. To-and-through without the City participating has been widely done.

Chris Thompson said the City should pay for the 15 feet and get it done. It is a benefit to the City.

Russell Smith said he'll pay for the whole line through his property.

Chris Thompson feels Salisbury will benefit from this too because of redundancy and fresh water. In summary, the DRC is saying let's have the City pay for 15 feet of line, and we get the option to replace the hydrant.

Dave Anderson feels it's just a matter of being consistent from one project to the next. He asked when to-and-through is applicable, and when is it not? Dave feels we need to clarify that in the future. He asked whether "through" means you have a street? Because we don't have one here.

Chris Thompson said to and through is not just street related.

There was further discussion regarding to-and-through.

Jered Johnson explained that the most this will cost the City is \$3,000.

Dave Anderson said the landscaping plan needs to have a couple of tweaks, just minor stuff.

Bart Morrill said they re-submitted their landscaping plan.

Junior Baker asked if they'll have a garbage dumpster, or use City cans.

Russell Smith explained that they've rented a garbage dumpster as their main garbage is steel, which they recycle. So probably they'll use a City black can.

Kelly Peterson said he has received the applicant's load sheet and he is evaluating that. Mr. Smith wants a 600 amp service at 480 volts so they need a new transformer. He added that he is working on getting them the fees. Mr. Smith will get a credit towards the transformer he is abandoning. Kelly also stated that he doesn't want to hold up the building permit, but there will be additional electrical fees after the permit issues.

Seth Perrins asked Kelly to have Tom Cooper get an estimated cost to the applicant by the end of the day so he can pay for it.

Dave Anderson then discussed the 8-foot shared wall.

Russell Smith said he'll pay the installer directly.

Dave Anderson **moved** to approve the Smith Development Site Plan subject to the applicant making any required changes to the landscaping plans.

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

Dave Anderson said we can issue the permit as soon as we get the fees from Tom Cooper.

Russell Smith asked how he gets final site approval and Certificate of Occupancy.

Shelly Hendrickson said that landscaping won't have to be done if it is during the winter.

Russell Smith explained that all the concrete will be in and they'll be done with the building by January 20th, and then they'll be doing concrete. They would like C of O as soon as possible.

There was discussion regarding the landscaping and the fact that he needs to keep it up.

Chris Thompson said we will check the landscaping every year.

Russell Smith explained that this will be their showroom, so they will keep the landscaping looking good.

Seth Perrins **moved** to adjourn the meeting at 10:43 a.m., the motion passed all in favor.

Adopted: December 19, 2018

Jessica Burdick
Building Inspection Division Secretary