Adopted Minutes
Spanish Fork City Development Review Committee
December 19, 2018

Staff Members Present: Chris Thompson, Public Works Director; Dave Anderson, Community Development Director; Brandon Snyder, City Planner; Seth Perrins, City Manager; Kelly Peterson, Electric Superintendent; Tom Cooper, Electric Utility Planner; Junior Baker, City Attorney; Michael Clark, Staff Engineering; Bart Morrill, Parks Maintenance Supervisor; John Little, Chief Building Official; Brady Taylor, Lead Cable Technician; Shelley Hendrickson, Engineering Division Secretary; Jessica Burdick, Building Inspection Division Secretary; Travis Warren, Engineering Technician

Citizens Present: Brian Carlisle, Ross Jardine, David Beifuss, Greg Hunt, Andrade Christensen, Mike Demarco

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

APPROVAL OF MINUTES

November 28, 2018 and December 12, 2018

Junior Baker moved to approve the minutes of November 28, 2018 and December 12, 2018, with the changes he made.

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

FINAL PLAT

Canyon Breeze

Dave Anderson began by stating that this Final Plat is straightforward. There are some architectural issues. Dave added that the project is for 35 units, and the applicant wants to do it in one phase. This is challenging for issuing Certificates of Occupancy, however, we do allow projects to be done in one phase. Although, we haven’t seen a 35-lot development since 2006.
Kelly Peterson explained that this is a Salisbury project. It was originally going to be townhomes, but the DRC wanted the architecture to look nice, so now they’re doing single family units instead, which changed the electrical design.

Chris Thompson asked Mike Clark if he has any issues as far as Engineering goes.

Mike Clark said the only issue he is aware of is breaking up landscaping between the units before Certificate of Occupancy.

Chris Thompson said they need to complete the landscaping to pass site approval.

Dave Anderson said it all has to be done for Certificates of Occupancy. Realistically speaking, that’s a concern that we’ll have to deal with so the motion should clarify that.

Dave Anderson moved to approve the Canyon Breeze Final Plat subject to the following conditions:

**Conditions**

1. Subject to the applicant meeting all of the conditions imposed on the Preliminary Plat.
2. Subject to the applicant addressing any redlines.
3. Subject to the applicant completing all the public and common improvements, including landscaping, before any Certificates of Occupancy are issued; unless the applicant provides a phasing plan for the DRC to review and approve.

Junior Baker seconded. There was discussion on the motion.

Seth Perrins asked Brady Taylor about any SFCN issues.

Brady Taylor said they’re not sure who will pay for the relocation of the fiber line, the City or the developer, but it’s all designed.

Tom Cooper said the relocation of the ditch and communication conduit is being done now, and the poles are there.

There was further discussion regarding the relocation of the fiber line into the trench and under the UDOT road.
Chris Thompson said we need them to go under the UDOT road, so, maybe the City should plan to do it.

Tom Cooper discussed what needs to be done so the City can do the conduit.

Chris Thompson explained that they'll give a licensing agreement so we should plan on going into the trench and under the road and we'll work on UDOT. They've given us a nod, in a way. He added that the 600 amp electrical service goes all the way to Canyon Road.

There was no further discussion.

The motion **passed** all in favor.

Mike Demarco entered the meeting at 10:09 a.m.

Dave Anderson told Mike Demarco that the lack of phasing is concerning to the DRC, everything has to be done before any Certificates of Occupancy can be issued in the project.

Mike Demarco asked if the landscaping can be done in phases, like their Parkview Townhomes project.

Dave Anderson said yes, that is in the motion.

**Meadow Creek Ridge, Phase 3**

Chris Thompson asked the applicant about the wall they put in that does not meet any of our standards.

The applicant explained that they were unaware the wall project needed to go through the DRC.

Chris Thompson asked Mike Clark if there are any engineering issues.

Mike Clark said no. There are three redlines, but the issues of connecting utilities from northeast to SR-51 have been addressed. Mike pointed out that the owner of the trail piece, lot 305, will own the triangle piece, as it is proposed.

Seth Perrins asked if lot 305 has been sold.
The applicant said it has been sold, and that the buyers want to keep the triangle piece. They buyer has said he wants to someday make a deal with the neighboring owner, Mr. Dean, about possibly developing the surrounding area, including that triangle piece.

Chris Thompson isn’t comfortable with that small, triangle piece, unless it is fully landscaped. If it is not, it will become a weed patch.

Seth Perrins explained to the applicant that up the hill, to the east, the City is hopefully putting in a trail under the power corridor. It will go from the mouth of the Canyon all the way down, connecting to Springville. The trail system will be maintained and landscaped by the City.

The applicant said this is the first he’s heard of that.

Seth Perrins said we weren’t thinking about the applicant’s project when the trails were conceived.

The applicant said you can’t build anything within the power corridor, so he understands the reasoning for the trail.

Seth Perrins wonders if the owner will allow the trail to go through lot 305.

Kelly Peterson said there are several lots in this development with the same power corridor and building envelope issues.

The applicant said they’re aware that they can’t build within the power corridor.

Seth Perrins asked about height restrictions.

Kelly Peterson said the lines have to be able to blow in the wind.

Seth Perrins said there have been issues uphill from this project. If a house is built too close to the corridor, there’s not a lot we can do with that, and it’s a costly project to move or rebuild the house.

The applicant is aware. They know they can’t build anything but grass within the corridor.

Kelly Peterson said we want to avoid red tagging any homes.
Seth Perrins feels the City might be interested in placing a trail through the less than useful triangle piece that is part of lot 305

The applicant said it sounds like a decent idea because there’s not much you can do with it.

Chris Thompson said it should be required in the motion that the triangle piece needs to be fully landscaping in order to receive Certificate of Occupancy.

Junior Baker said we will just enforce the regular ordinance as there is no standard for this issue. There is an ordinance that requires people to put in their landscaping within a certain amount of time.

Dave Anderson explained that the entire yard has to be put in within two years of occupancy, in order to get the $2,500 deposit back. We have our normal code enforcement in place also. Dave added that he doesn’t disagree with Chris Thompson, it is a valid concern, but we can only ask for so much.

Junior Baker said the concern is real, but we just have to enforce the normal ordinance.

Kelly Peterson said he’d like the lots to be looked at by the power department before anything is dug.

Junior Baker suggested we add to the plat the condition that certain lots have to be inspected before anything is dug.

Seth Perrins feels that’s a good idea.

Kelly Peterson said it’ll be a pain for everyone, but will avoid bigger issues.

John Little agrees with Kelly Peterson. We need to have it signed off before they pour a foundation.

Mike Clark would also like the large irrigation pipe to be staked or surveyed in before a basement is done. We learned yesterday that in Legacy Farms, an excavator struck a pipe.

Travis Warren said that should’ve been blue staked.
The applicant asked, with surveying and staking before foundation, how beyond typical is that? Will this be a big added cost?

Travis Warren said it’ll be $300-$500.

Dave Anderson said he’d like to talk about signage. There is more signage, and larger signage, in this development than our code allows. Dave wonders if we should hold the plat, or Certificates of Occupancy, until the signage meets our code.

The applicant said the signage issue is with Richmond America. Bach Homes no longer owns those lots.

Dave Anderson said we can approach Richmond America about it, but it is something that needs to be addressed.

The applicant said he was unaware, but they want to conform. However, he doesn’t think it should hold up the Final Plat approval.

Dave Anderson agrees, and asked if anyone has an idea.

Junior Baker said we should just go take the little ones.

Dave Anderson said we can do that, but he’s more worried about the bigger signs.

Junior Baker moved to approve the Meadow Creek Ridge, Phase 3 Final Plat subject to the following conditions:

**Conditions**

1. Subject to the applicant adding a note on the plat for lot 305 that the RMP easement be surveyed and staked so there is no conflict when a foundation is built.
2. Subject to the signage coming into compliance by the end of the year, or no new building permit will be issued to Richmond America.

John Little seconded, and the motion passed all in favor.

The applicant asked for clarification. Are Richmond America’s signs tied to their Certificates of Occupancy, or issuing building permits?
Dave Anderson said he is okay with not issuing Building Permits until the sign issue is resolved with Richmond America.

**Meadow Creek Ridge, Phase 5**

Tom Cooper explained that lot 526 cannot be fenced in, it must stay open.

Junior Baker feels they could fence around the house. He added that a big field is ideal for children.

Kelly Peterson said there are four lots in this phase that are affected with the same power corridor issues.

Junior Baker said we’ll put a note on the plat for those four lots.

Chris Thompson asked what is the incentive for them to work with us to make this more linear.

Seth Perrins said there's not much. We should have been here months ago. We missed the boat in this area.

Kelly Peterson feels the lots should’ve backed up to the power corridors.

Dave Anderson used the map on screen and discussed what improvements we could do if they'd work with us.

Chris Thompson added that we'll have wetlands to the west and north.

Seth Perrins feels it is probably too late.

Junior Baker moved to approve Meadow Creek Ridge, Phase 5 Final Plat with the following conditions:

**Conditions**

1. Subject to the applicant adding a note on the plats for lots 525, 526 and 513 that the RMP easement be surveyed and staked so there is no conflict when foundations are built.

2. Subject to the signage coming into compliance by the end of the year, or no new building permit will be issued to Richmond America.
Kelly Peterson seconded, and the motion passed all in favor.

**PRELIMINARY PLAT and ZONE CHANGE**

**Anela Townhomes**

Dave Anderson began by going over the map on the screen. There will be a street connection to Expressway Lane and access from 1100 East. We need to discuss zoning. Currently, it is zoned C-2 and the General Plan is Commercial. Therefore, we would need a General Plan Amendment with this too. Dave continued and explained that the Planning Commission has met with the applicant twice on this project. They are warm to the concept of changing the zoning to allow for this development. There are wetlands on the north side of the property, so they would need a delineation.

The applicant said they have it and said it’s accepted or is forthcoming.

Dave Anderson said some wetlands will be impacted with this design and they can make it work, but we don’t have the Corps of Engineers’ approval yet. Also, there are issues with the plat.

Brandon Snyder said that density is a big issue, as well as the phasing.

The applicant said they are the same as before. He added that they are the same density as Maggie’s Bend.

Dave Anderson said the City has a problem. The Planning Commission is aware, and this is a great example to use for the Planning Commission for a change. The R-3 zone tops out at 8 units to the acre. We tried to get the Planning Commission to change it to 12 units to the acre, but they put it on the shelf. That text needs to change for us to zone this as an R-3. We need to talk with the Planning Commission on this.

Brandon Snyder said we need to see the phasing plan. He added that Street 2 won’t go in right away.

Dave Anderson said we do need a phasing plan. The builders that have the easier time getting buildings built and occupied are doing small phases. We don’t issue Certificates of Occupancy in phases, unless everything is done. Therefore, the applicants should phase accordingly, with that in mind.
The applicant said he understands, and will scale the phases back.

Brandon Snyder said the building elevations are not submitted so we need those. Also, the setbacks need to be checked. He asked if they are seeking any variances.

There was discussion regarding the products in the project.

Dave Anderson’s concern with setbacks is the front load garage. They can be no less than 20 feet from the edge of the sidewalk to the front of garage door. Also, regarding along the north property line, separating the commercial zoning. Currently, we would require a masonry wall there, but it may not be the best look here. Maybe it should be something that is open because that north property probably won’t ever be developed. So, maybe the ordinance should be adjusted.

Seth Perrins asked what is the issue with the look of a wall here?

Dave Anderson said here you don't' need a wall as a buffer between the buildings and a road. It could be an open fence.

Seth Perrins asked if the future owners would want a delineation there?

Seth Perrins said at the moment the applicants are required to put a wall in. Seth feels that should be the plan until something changes.

Dave Anderson said if we want to weigh in, we need to talk about that today.

Seth Perrins said he’s not prepared to weigh in at this point,

Dave Anderson told the applicant that we need to see what the buildings will look like. So, for a few reasons, we’re not ready to take a plat to the Planning Commission for approval. In January we can take it to them starting with a General Plan Amendment to get the density lined up for the R-3 zone, and talk architecture. We can’t take anything else to them because the density doesn’t fit the current R-3 zone. That’s the recommendation, we move forward and they apply for a General Plan Amendment and get that on the Planning Commission agenda in January.

Chris Thompson said with regards to the wall, for privacy, maybe you could do wrought iron.
Dave Anderson feels each unit on the north end could had have a fenced off backyard. He suggested the applicants propose something.

Chris Thompson likes the concept of the different sizes of units and all the common areas between buildings on the units to the south. There will be a lot of driveways on the north units. Chris asked if they are proposing a mountable curb?

The applicant supplied the DRC with a document regarding their driveways. There was discussion regarding the document.

Chris Thompson said they’ll need a mountable curb.

Mike Clark said with 101 units, 10 trips a day per unit, Street 1 needs to be a full sized residential road.

There was discussion using the map on screen regarding asphalt and park strips.

The applicant said they are trying to break things up so they’ve changed some things from their original plan.

Mike Clark said the other issue is, where does Street 2 go to the south? Where do we want it to connect?

The applicant said the neighboring owner, Bessinger, is aware of this project, but they didn’t talk about the roads.

Dave Anderson said a road should go through there, if we can get it to work.

There was discussion where Street 2 should go.

There was discussion regarding improvements of the frontages and development of the wetlands along 1100 East. They also discussed Connectors Agreements, and how we should proceed.

Mike Clark asked if we should table this, with no direction. There is also a need for a fire truck turnaround to the east.

Seth Perrins said that would add better parking.
The applicant said that’s fine. However, Jerred Johnson had told him the hammerhead would work.

Chris Thompson said that along Street 1, they have to have mountable curb, and the sidewalk needs to go around the parking spaces.

Seth Perrins asked whether we can require the frontage along 1100 East, along the wetlands, be finished by the applicant. It will never be usable so the City will probably take on the obligation of Expressway, but they need to complete the road way.

Junior Baker said we can do that. It’s a safety concern for the residents of the townhomes.

Seth Perrins said they need to do this.

Dave Anderson said when it develops, that’s when the applicant would get the connectors agreement, but who knows when it will be developed.

Chris Thompson explained that it’s an insurance policy for us. If this is future nothing, but if it is future commercial, the applicant will get reimbursed.

Dave Anderson said it is close to non-residential uses so that connection is important.

John Little asked about the south side and whether there be a masonry wall.

The applicant said there is already a vinyl fence now, Jerry Carroll is putting it in.

Dave Anderson said it doesn’t have to be masonry.

The applicant said the vinyl fence should be okay.

Dave Anderson said today, they would need to do masonry wall because of today’s code.

Dave Anderson recommended the applicants apply for a General Plan text amendment, then we can recommend scheduling a hearing on the amendment for January 9.

The applicant said they’ll have everything done.
Dave Anderson moved to continue the Anela Townhomes Preliminary Plat and Zone Change.

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

**Cottages on 4th**

Dave Anderson mentioned he can never reach John Smiley on this project, and there’s a lot to discuss. This has been in front of the Planning commission a few times. It is an acre lot that they want to develop. Dave feels this is a great opportunity to do something great. The plan shows 10 townhome units. The Planning Commission previously looked at a 20-unit project with underground parking, and didn't like it. However, they looked at this one and they liked it. It is a good land use for this property and is a model for others to follow. It will set the standard. We have photos of what they want to build and they are nice, with rear load garages.

Seth Perrins said there is a massive power pole on the north end.

Dave Anderson said that is an issue, with all of the wires. He asked if we can clean that up.

Tom Cooper said he has talked with John Smiley about it, the lines and rerouting. He understands that there are conduits to the north and tying back to it. It includes phone and cable. They'll redo some of that. To the north west, that pole will be relocated to the corner, to square up and follow proper lines. That should get reworked and drop out and be abandoned.

Brady Taylor said SFCN will just have to reroute.

Tom Cooper said we’re still in the preliminary planning stages of that.

There was discussion regarding the power lines etc. using the map on screen.

Dave Anderson asked the applicant whether John Smiley has said he could redesign the project.

The applicant said John has seen those other ideas, but they think the project as submitted is best. By rerouting the power lines, everything will work out okay. The pole by the Bradfords will need a utility access easement from the Bradfords.
Chris Thompson asked about any engineering issues.

Mike Clark said there is a hydrant that will be moved to the southwest corner. Storm drain is an issue too.

Dave Anderson said storm drain concerns him too. Trees won’t work in the depression to the north.

The applicant said they’ll just box it.

A picture of the townhomes that will be built was brought up on screen.

Dave Anderson said they’re good with just about everything except for setbacks.

Brandon Snyder said the code will need to change and is worth talking about. Right now, the proposed distance from the building to the property line is 15’ to the sidewalk.

Dave Anderson asked if it is 15’ instead of 20’ between the building and the sidewalk? We are measuring the setback from the sidewalk, although we typically measure from the property line.

Tom Cooper said the problem is it’s approaching the distance needed for guide wires. They need 19 feet from the pole location back.

Dave Anderson said he thinks they’re good.

There was discussion regarding another project and this same issue.

Tom Cooper said the guide wire will be 1.5 feet from the building to anchor the pole to the ground.

Dave Anderson is okay with that. It’s unavoidable. He’ll talk to the Planning Commission about the setback issues. The Infill Overlay only allows buildings of 4 units so he’ll also talk to them about that. This will probably be on the Planning Commission agenda in January to talk about some text amendments, and then go forward with the Zone Change and Preliminary Plat.

The applicant is okay with this.
Dave Anderson explained that he wants to see floor plans for the buildings.

The applicant said they'll get them to Dave Anderson.

Dave Anderson moved to continue the Cottages on 4th Preliminary Plat and Zone Change.

Junior Baker seconded, and the motion passed all in favor.

**CONDITIONAL USE PERMIT**

**500 South Cell Tower Modification**

Dave Anderson moved to recommend the 500 South Cell Tower Modification Conditional Use be approved.

Junior Baker seconded and the motion passed all in favor.

**SITE PLAN**

**Momentum Motors**

Seth Perrins began by stating that the applicants have started cleaning up the site.

The applicant explained that the old shed is down, the building itself has had the roof redone. They have redone the inside and painted the outside. They've also graded the whole site. They're just waiting for some warmth for the asphalt. They also re-poured the concrete pad and added new concrete under the front doors.

Dave Anderson said we just have a few issues. The wall requirement is one issue. We agreed to let them leave the chain link fence next to Landmark, and didn't require any other wall. We still have the same issue as we did with Walco, the tiny parcels owned by private citizens.

The applicant said they've been working with the Stewarts, one of the four owners who inherited the parcels. Ms. Stewart passed away 7 years ago and there was never a representative for her so it's impossible to get a clear title on that parcel. They want to buy it, but they can't. It was recorded improperly in his opinion. So, it's the same situation as Walco was.
Dave Anderson didn’t like what we did with the Walco site, but feels we should do the same thing here.

The applicant said there were slats in the fence, but they took them out.

Chris Thompson said Walco will put in new ones, or they are supposed to.

Dave Anderson said landscaping options are limited and they can meet our requirement by landscaping along the drive. There should be trees every 30 feet on center, and shrubs. Nebo still owns the drive to the north, it acts like a public street.

Seth Perrins said we need to talk with Nebo School District about making that street a public street. He asked Junior Baker to talk with Reed about it.

Seth Perrins asked the applicants if they can get shared access with Walco?

The applicant said Walco built their site such that shared access isn't practical.

Dave Anderson suggests we approve the site plan and they finish the improvements in the spring.

The applicant said they will complete curbing and asphalt, the retention basin and bring the PI water line in off the street. They’ll just waiting for spring.

Seth Perrins asked if they want to start selling cars ASAP.

The applicant said yes, at the beginning of the year.

Dave Anderson said that is our understanding.

Junior Baker said we approved that earlier as long as they have road base.

The applicant said they do have road base, it won't be a muddy mess. It'll probably be just a few cars for sale for now. They want to keep the cars out of the dirt.

John Little explained to the applicant that if they tear the concrete out from the front of the building, the new concrete needs to be ADA accessible.
The applicant asked if they’d need a ramp.

Chris Thompson said there needs to be a ramp somewhere near the handicap parking.

The applicant said his cement guy said a small ramp might crack and chip away quickly and the applicant then asked if they can do a steel ramp.

John Little said the only thing that matters is the slope and angle. Wheelchairs need to be able to go into the doorway so they can get into the building.

The applicant said they’ll pour the concrete level with the door and have a ramp up. He then asked if there will need to be a railing.

John Little said if it is less than 30’ high, you don’t have to have a railing, but he recommends it.

Seth Perrins said they might want to have a handrail.

John Little said before they pour the concrete, get with him and he’ll work with them on it.

Dave Anderson moved to approve the Momentum Motors site plan subject to the applicants completing all the required improvements by May 15, 2019, and with the understanding that a masonry wall is not required on the west property line. The existing fence can remain.

Junior Baker seconded, and the motion passed all in favor.

**OTHER BUSINESS**

**Discussion on Annexation Policies**

Kelly Peterson explained that he was asked to look at areas at the City boundaries that need to have any SESD issues taken care of. He discussed the areas and the cost for buyouts:

700 West annexation would be $34,000.

Devaney annexation, which occurred in 2014, we never received a cost from SESD. Seth Perrins feels that if there is no cost, there’s nothing for us to buy.
Kelly Peterson continued.

The southeast fields that are not currently in City boundaries estimated cost is $155,000 (that is everything, all infrastructure plus customer costs)

Th Fish area, Kelly explained, we feel we have already paid for, with the ’98 agreement.

The Halverson and Moffitt, we never got costs from them, but Kelly is estimating $92,000 to clean up.

The River bottoms cost is $128,000 for facilities and customers.

East Bench annexation from 2006, cleaning up is about $170,000.

The ’98 agreement has a dollar amount and exhibit. With the papers that shows the exhibit, it’s stipulated to.

Junior Baker said we’re good with the exhibit. If it's in their exhibit, then they agreed to it.

Kelly Peterson continued. The Staker Parsons area, we took over a portion of it when we built power to the well, but there’s still the old gravel pit and windmills, so $30,000 in that area.

Kelly Peterson said that total is $646,000-$650,000 for us to clean them up and get SESD out of the highlighted areas. This is at least cleans up some of the areas that need to be dealt with immediately.

Dave Anderson suggested that he likes the City paying upfront for things because sometimes annexing land is beneficial to the City in different ways. Removing SESD as an obstacle is helpful. Dave doesn't like the idea of the City ratepayers subsiding the way these properties develop. He asked, is there a way, such as a connectors agreement, that could come into play when development occurs? Dave would be in favor of us paying for it all today to cover all these areas if there is some prospect for the City to be reimbursed for that when things develop. Is that possible?

Junior Baker said yes, but you have to have the Council approve it. It’s a matter of budgeting for it. If we had the funds and did it all at once, we put a plan together and start serving it. That might be a good way to go.
Kelly Peterson feels from the past efforts leaving areas on SESD, they claim that’s a burden to them. So, we annex it, we do whatever it takes to take power and take them over, not leaving them on SESD.

Seth Perrins said and if we own a facility and their meter is on the house, but this seemingly haphazard things, there's no need for that. We can solve that. But, it's important that we get over our challenge with them before we can pay it.

Kelly Peterson added that this is just our estimate, our numbers, since SESD has never provided numbers, despite our repeated requests. We took the numbers of what they gave us on other projects and tried to come up with the closest numbers we could.

Seth Perrins asked Dave Anderson if his opinion is that we pay the cost for annexation buyouts, not developers, and when they develop, they add to the old system or they rebuild the system.

Kelly Peterson said if it's a one or two house thing, we've been able to leave the old stuff up and allow a few houses to be built off of that. But when a major developer comes in, we usually have to abandon it and build our own system.

Seth Perrins asked what we've done in Leland.

Kelly Peterson said they really haven’t done that much in Leland.

Seth Perrins said we have gotten life out of the poles in these areas, like Leland. But then annexation happens and we buy them out, we begin servicing them, and we might get 10 more years out of the poles. The burden to the rate payer is slightly overcome by the length of use of that resource.

Dave Anderson said that he agrees. If we’re getting value from the old stuff, then the distinction should be drawn between the buyout for facility and lost profits.

There was further discussion regarding other projects throughout the City and what we’ve done it in the past as well as amounts and impact fees, and when the monies would be reimbursed to the City.

Chris Thompson said another option is a complicated connector's agreement.
Junior Baker said you’d have to go on acreage in the area. We’ve done that here and in Salem. Based on per acre.

Seth Perrins asked about Salem's current annexation policy.

Junior Baker said it’s the same as ours. They are considering changing as well. they're open to change, but it's a new thought today.

Chris Thompson said let’s say we bought an old ditch for stormwater delivery that allowed us to develop an area. Couldn’t we charge an impact fee?

Junior Baker said yes, if we use them. But if we don’t use them, we can’t. Even for 10-year use. Most of SESD stuff is junk. Since 1998, when they see areas that might be annexed into a City, SESD hasn’t done much to maintain them.

Kelly Peterson agreed, it is junk.

Tom Cooper said we’ve spent around $100,000 in maintenance and upgrades in the Leland area since we took them over 10 years ago.

Chris Thompson said the only option is some sort of connector’s agreement, per area.

Kelly Peterson said you could break it down to so much per acre, as we did in the East Bench. The two developers shared the cost.

There was further discussion.

Seth Perrins feels it is about, are we serious about serving our residents and businesses? That’s what it’s about for him, so the cost of us getting there is that.

Chris Thompson said this will open up areas and we'll collect back more than half.

Seth Perrins said annexations seem to happen through development and that developers front the cost.

Junior Baker said if there are smaller annexations that come in without developers, that’s a challenge.

Seth Perrins asked for other options.
Chris Thompson said a pioneering agreement. Just like a connector’s agreement, per square foot or acre. It would be a City thing. That’s the only option.

Dave Anderson agrees. Unless the council wants to pay it.

There was further discussion.

Junior Baker moved to recommend the City front the SESD buyout money with a recoupment based on a per acre price as it develops.

Chris Thompson seconded, and the motion passed all in favor.

**Policy 4.79**

Chris Thompson moved to continue Policy 4.79.

Dave Anderson seconded and the motion passed all in favor.

John Little moved to adjourn meeting at 12:20 p.m.

Adopted: January 16, 2019

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Jessica Burdick
Building Inspection Division Secretary