

Adopted Minutes
Spanish Fork City Development Review Committee
January 16, 2019

Staff Members Present: Chris Thompson, Public Works Director; Dave Anderson, Community Development Director; Brandon Snyder, City Planner; Seth Perrins, City Manager; Tom Cooper, Electric Utility Planner; Junior Baker, City Attorney; Michael Clark, Staff Engineering; Jered Johnson, Engineering Division Manager; Bart Morrill, Parks Maintenance Supervisor; Dale Robinson, Parks and Rec Director; John Little, Chief Building Official; Brady Taylor, Lead Cable Technician; Shelley Hendrickson, Engineering Division Secretary; Jessica Burdick, Building Inspection Division Secretary; Ana Burgi, Assistant City Attorney.

Citizens Present: Mark Warner, Becky Warner, Scott Peterson

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

MINUTES

December 19, 2018

January 9, 2019

Junior Baker **moved** to approve the December 19, 2018 and January 9, 2019 minutes, with the changes made.

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

OTHER BUSINESS

Annie's Acres

Dave Anderson began by discussing the timeline. He wants to get the DRC on the same page so things can get done earlier. Dave further explained that this project is basically a new idea to the City. The applicants are hoping to see if any changes need to be made so the first plat for Annie's Acres can be approved within two weeks.

Junior Baker noted that SESD has said they should service this area, but the City feels we should. Junior thinks this will be a fight and believes that the applicants will probably get a restraining order from SESD as soon as work begins.

Dave Anderson asked what the City would do if a restraining order is issued.

Junior Baker said that there is no solution to offer at this point.

Scott Peterson asked about the outcome of the same situation in Payson.

Junior Baker said the court ruled that Payson City can service the power in the area in question there.

There was discussion regarding the first phase of Annie's Acres, which is located in the southwest corner.

Seth Perrins assumes that we will have an issue when we take down a power line.

Junior Baker agrees and hopes Seth is correct.

Seth Perrins asked when the applicants will tear down the existing home.

Mark Warner said that the existing house sits within the planned fourth phase of Annie's Acres. The business owners are working on moving their business, but Mr. Warner is not sure of the timing.

Junior Baker feels that as soon as we do anything with power there, that's when SESD will do something.

Chris Thompson agrees that it might be a concern.

Junior Baker added the applicants can proceed as far as the City is concerned, as soon as we give approval. Maybe the timing of construction will coincide with a resolution with SESD.

Dave Anderson clarified that we're not holding things up because of SESD.

Mark Warner noted that he hasn't been aware of the status of the SESD issues. He was aware, though, that a restraining order could be filed. Mr. Warner asked whether there is a law in place that allows the City to service the area in question.

Junior Baker described the same issue in Payson and informed everyone that the judge in that restraining order case allowed the project to proceed. But it did delay them for a few weeks. He believes that when SESD sees our power lines being run into the area, that is when SESD will act.

Seth Perrins reiterated that we will just move forward.

Junior Baker agreed.

Dave Anderson asked about redline issues.

Scott Peterson said they have to get the easement signed, but those are quick and they're working on that. Also, there were some plat issues that have been worked out.

Mike Clark explained they just had to move a hydrant here and there, and a sewer lateral, but nothing worth discussing in DRC.

Dave Anderson mentioned landscaping and the issue with that. Landscaping will have to be fully designed for phase 1.

Mark Warner informed Dave that they are working on that, for phase 1.

Mike Clark clarified that for Certificates of Occupancy, we need the landscaping completed for the entire phase.

Dave Anderson agreed and stated that we need a full landscaping plan for the whole phase, and the landscaping should be complete before any Certificate of Occupancy can be issued. Also, we need some delineation showing what they want us to approve, as it is built. Dave further explained how we would hold a Certificate of Occupancy if landscaping isn't done according to the phasing. We need something we can tie to whatever it is they want occupancy on, as the project unfolds.

Scott Peterson agreed to come up with a landscaping plan for each home, and the common areas. The perimeter of each unit will be done for a Certificate of Occupancy, and the open spaces will be done along the way.

Dave Anderson said yes, and we want to work that out now.

Mark Warner informed Dave Anderson that they would like to start construction the first of February.

There was discussion regarding some dirt that was brought into the area, but it has nothing to do with Annie's Acres.

There was discussion regarding the bond estimate and preconstruction meeting after the plat is approved, as well as water and water rights.

Mark Warner explained that they have Strawberry Water shares, and asked how he can transfer them.

Chris Thompson told Mr. Warner that he just signs a Dedication Agreement with Marlo upstairs in Engineering.

Mark Warner asked how many shares are required.

Junior Baker told him that Chris Thompson and/or Marlo will have to figure that out.

There was further discussion regarding water and water shares, as well as water brokers.

Junior Baker feels that if they have both Strawberry Water and Southeast Irrigation, they should have enough water.

Seth Perrins told Mr. Warner to start with Marlo, and maybe a water broker.

Dave Anderson finalized that we're close and we'd like to see them start soon.

Mark Warner noted that Jeremy will have Phase 1 designed for landscaping by this afternoon, and they'll get that posted.

Seth Perrins discussed a previous issue brought up in the public hearing regarding the road and its orientation to her property. She was concerned about headlights.

Scott Peterson explained that they shifted the road 50 feet to the east to accommodate that resident.

Renaissance Place

Dave Anderson informed Scott Peterson that landscaping is an issue on this project too. We need a plan that shows how landscaping will be done with private patios and fencing. Dave asked Mike Clark for any utility issues.

Mike Clark asked why the DRC approved 20 feet of asphalt versus 29.

Dave Anderson believes we intended it to be our multi-family sub-local street.

Chris Thompson agreed, and noted that we decided on 5-foot planters, with the LID not in the planter, and sidewalk on both sides. The road is not going to have parking on either side. Chris then asked whether there is a note on the plat that states that there is no parking here.

Scott Peterson said the plat does note that no parking will be allowed on the side of road with sidewalks, and they added planters to the plat too.

Seth Perrins said there are full depth driveways, and it makes sense to have no parking on the side of the road, but he isn't thrilled with it.

There was further discussion regarding parking.

Dave Anderson expressed that he feels this cross section is better than what's in the standard right now.

Seth Perrins said it works to accommodate this development, but they need other parking spots designated in the project. Seth doesn't know if he'd like to add it to the standard. He suggests adding a little more parking.

Chris Thompson told Scott Peterson that they need to show that the parking should be concrete.

Scott Peterson said he'd fix that and that they'll get the landscaping plan finished.

Seth Perrins expressed his discomfort with how townhomes and landscaping play out within the City. It seems like a recipe for constant conflict and we need a better way.

Shelley Hendrickson said it's their final inspection of the development.

Dave Anderson agreed with Shelley. He feels the answer is in small landscaping phases.

Junior Baker agreed with Dave.

Seth Perrins doesn't think it's a good idea to finish landscaping before the building is done.

Dave Anderson explained you can landscape around a building in an afternoon or a day or two, but there also is a seasonal issue.

There was further discussion regarding landscaping and phasing.

Dave Anderson used the Parkview Townhomes as an example. We haven't had issues with them since they've done small landscaping phases. They and other developers are getting the idea. We always give the small phasing idea as a suggestion now.

Tom Cooper thinks it is difficult to do landscaping and development at the same time and asked whether landscaping phasing could be done separate from development phasing. It's a cost issue.

Dave Anderson feels its more cost effective to do smaller phases, but all we can do is tell them what we expect and what we require.

Chris Thompson agrees with Dave.

Fairgrounds

Dave discussed the Fairgrounds and the McKell property. He asked Mike Clark if anyone had reached out to him about developing townhomes behind the Fairgrounds.

Mike Clark said he hasn't seen an official plan.

Dave Anderson explained that he met with Sam Drown a month or so ago. He made it clear we want to purchase a portion of the McKell property, about 8 acres on the north

end. Sam said he's working on it, and that he's getting pressure from the property owners. Sam is trying to evaluate whether the lesser amount from the lesser appraisal will work. He is evaluating how the scenarios may work financially.

Seth Perrins said we will use the typical pattern as we always do. If we pull it in, we'll pay, or if they do, we'll reimburse.

There was discussion regarding the alignment and connection to Volunteer Drive and development of the McKell and Warner properties.

Jered Johnson suggests having Scott Peterson draw the Volunteer Drive connection throughout the area.

Dave Anderson said we need Sam to give us a counter offer or a thumbs up or thumbs down. Perhaps we need a meeting with Scott Peterson from Atlas and Sam's engineer, and Mike Clark. Dave said he'll offer that to Sam.

Canyon Gate

Dave Anderson discussed an issue with Canyon Gate. There is a Preliminary Plat approved, and the applicants have a Site Plan approved. They want to build a building this spring, so we need a final site plan, but there is a question about water and us requiring them to dedicate water for landscaping on the north frontage. They are required to maintain it but we didn't require them to dedicate water.

Junior Baker said that is a UDOT right of way.

Dave Anderson also discussed the requirement we gave the applicants of cross-access with the adjoining land owner.

Seth Perrins said he's seen a plan that shows, in the notes, that there is cross-access given along the western edge of the property.

There was discussion regarding cross-access using the site on screen.

Seth Perrins feels we need a cross-access street.

Mike Clark said the concern is people driving through the Walmart parking lot to get into the Canyon Gate development.

There was further discussion regarding road connections and intersections in the area using the site on screen. There was also discussion regarding future development of the entire area, including the property to the north of Highway 6 and a possible roundabout at Spanish Fork Parkway and 700 South.

Chris Thompson asked Mike Clark to add the possible roundabout into the Master Plan.

Dave Anderson continued with the Canyon Gate development discussion and location of the cross access.

There was further discussion.

Mike Clark explained that he told the applicant to plan the whole western boundary to be a cross access.

Chris Thompson said if you commit to a point to build a driveway then we don't need an easement that covers the entire west boundary.

Mike Clark asked about impact fees for water for landscaping.

Chris Thompson said it would be impact fees. They need to add a note to mill the existing road and overlay for the trail.

Dave Anderson **moved** to adjourn at 11:05 a.m.

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

Adopted: March 20, 2019

Jessica Burdick
Building Inspection Division Secretary