

Adopted Minutes
Spanish Fork City Development Review Committee
March 27, 2019

Staff Members Present: Seth Perrins, City Manager; Dave Anderson, Community Development Director; Brandon Snyder, City Planner; Kelly Peterson, Electric Superintendent; Tom Cooper, Electric Utility Planner; Jason Sant, Assistant City Attorney; Michael Clark, Staff Engineering; Jered Johnson, Engineering Division Manager; 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.

Citizens Present: Jared West, Chad Smith, Russell Maughan, Bodie Bradly, Braden Saunders, Travis Kawabata, Jeff Newbold, Alan Poulson, Morgan Fife, Dewey Reagan, Jamie Evans, David Adams.

Dave Anderson called the meeting to order at 10:00 a.m.

APPROVAL OF MINUTES

February 13, 2019

February 20, 2019

Jered Johnson stated that his name was misspelled in the February 13th minutes.

Jered Johnson **moved** to approve the February 13, 2019 and February 20, 2019 minutes.

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

SITE PLAN

Revere Health

Dave Anderson explained that Brandon Snyder has been working with the applicants regarding landscaping. They haven't installed their landscaping as approved because of water issues. Therefore, the Landscaping Plan may need to be amended.

The applicant stated that there is an island with no water running to it, so they will be installing rock mulch.

Seth Perrins asked if there is a water meter coming from somewhere else in the area.

Dave Anderson said yes, they could tap into the adjoining owner's water supply. We have suggested that they look into that, but they are not interested.

Brandon Snyder said he feels that we could count the additional landscaping and the depression as part of the required percentages to offset not landscaping the island. They are, after all, over their percentage of required landscaping.

Dave Anderson agreed, but stated that it is not ideal.

Seth Perrins asked if their landscaping surpasses our requirements otherwise.

Dave Anderson said it does.

Seth Perrins asked if they can plant a tree closer to the property line so they can use the water that seeps into the ground from the neighbors. Seth added that he doesn't want a cement and asphalt rock island.

Dave Anderson said we could push harder to get them to find a water source and stick to the original plan.

Seth Perrins feels they should at least plant a tree.

Alan Poulson stated they'll do whatever is required. They want to move forward. However, they will not tap into Culver's water. They could run a drip line along the curblin.

Seth Perrins said he doesn't want them to spend a ton of money on it, but to have nothing is undesirable.

Alan Poulson agreed.

Seth Perrins stated that he appreciates that there is already a lot of landscaping, but he asked Alan Poulson to see what he can do to eliminate nakedness.

Alan Poulson said they can relocate a tree if needed. Revere Health will do whatever.

Dave Anderson said that's all we need. We will keep working with them. Let's make that happen.

Alan Poulson said they'll probably pull a tree from one location and move it to this location.

Nebo School District Addition

Dave Anderson began by explaining that there is an existing building on this property that the Nebo School District is renovating.

A representative from the Nebo School District said yes, it is an old metal building. And it might be a future clinic or training spaces and exam rooms.

Seth Perrins asked if we need to do anything since this is a school.

Dave Anderson said we do approve some things with schools, and they are anxious to move forward.

Seth Perrins asked about the parking area.

The applicant said there is a portable that will be taken down and become a new office. Also, the old warehouse will come down eventually.

Kelly Peterson said we're looking at intercepting the conduit to the southeast. So, their campus will be primary metered and they can move things where they want. But if they add loads, they'll need to talk to us. Kelly further discussed the power plan.

The applicant discussed the sewer line that they need permission to connect to.

Dave Anderson had no concerns with the Site Plan.

Mike Clark had a question regarding the connection fees and how that will work. But, there's not a lot of red flags right now.

Jered Johnson discussed the future trail easement. We need a written access agreement for the trail.

Seth Perrins stated that we'd put up a wall as well as the trail.

Kelly Peterson told the applicant that he needs information on what their future plans are for the primary metering size. He asked for a load sheet so we size things properly.

Seth Perrins asked Mike Clark what he needs.

Mike Clark said there are a few minor redlines, but those are on our end.

Seth Perrins **moved** to approve the Nebo School District Addition Site Plan subject to the following conditions:

Conditions

1. Subject to the applicant working out the utility connections and associated fees.
2. Subject to the applicant developing an overall design for the Power Department.

There was discussion regarding the warehouse coming down.

Tom Cooper feels the big issue is, what do they want to do? We need to know so we can add a primary switch that will be big enough.

Jason Sant **seconded**, and the motion **passed** all in favor.

FINAL PLAT

Hall Industrial

Dave Anderson began by discussing this one plat, for four lots.

Jered Johnson said the water is already there. There is a connectors agreement for water. And the sewer will be brought down Depot Road. Utilities are worked out.

Kelly Peterson said the only issue is burying the overhead.

The applicant asked for a timeline on that issue.

Kelly Peterson said they have to get conduit in and switch to underground before the overhead can be removed.

Tom Cooper said we haven't done an impact reimbursement. It is an existing system going underground.

There was discussion using the site on screen regarding the overhead in the area.

Seth Perrins stated that he is excited for this project. It is a good area for industrial development.

The applicant agreed and said this project will make this area develop quickly. There is a lot of interest.

Mike Clark said we need to look at the ditch between lots one and two.

There was further discussion regarding the ditch, water, railroad spur, and Wasatch Pallet.

Seth Perrins suggests the applicant talk with Wasatch Pallet to find out their timetable. They also should talk with the irrigation company.

The applicant said he will put in a temporary pipe.

Seth Perrins said if they say they don't need the water, it will be abandoned once they develop.

Dave Anderson said everything is set fairly well for this project.

Brandon Snyder said the recommendation is to address the redlines.

The applicant said they'd like to find out more about the connectors agreement.

Jered Johnson said bringing the PI line under the railroad will be reimbursed by impact fees. The City will fund getting it to the west, along 1000 N.

Kelly Peterson said there should be a connectors agreement for power for the owners to the north.

Shelley Hendrickson told the applicants to call her to schedule an appointment with Junior Baker to get that started.

Seth Perrins **moved** to approve the Hall Industrial Final Plat subject to the applicant meeting all redlines addressed, and subject to the development agreement being finalized.

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

River Cove, Plat I

Dave Anderson asked if anyone has any issues with this project.

Mike Clark said ground water is an issue. We request that the plat show which lots can or cannot have basements. This can be done by phase.

Kelly Peterson had no issues.

Seth Perrins **moved** to **approve** the River Cove, Plat I Final Plat subject to the following conditions:

Conditions:

1. Subject to the applicant meeting all conditions imposed with the Preliminary Plat.
2. Subject to a development agreement being approved.

John Little **seconded**. There was discussion on the motion.

Seth Perrins asked what should be in a development agreement? There was further discussion. It was decided there is no development agreement involved with this plat. That language was stricken from the motion.

Seth Perrins made an amended motion to approve the River Cove, Plat I Final Plat subject to the applicant meeting all conditions imposed with the Preliminary Plat.

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

River Point, Plat A

Dave Anderson began by discussing the background of this project. Dave explained that there's an amended preliminary plat in the works. We have a development agreement in the works as well. Dave feels it is better to do the development agreement as part of the preliminary plat, rather than tying it to one phase. As we talk about the conditions, we have in place already, regarding material and relocation etc., we've expressed comfort with them moving forward with this phase, based on those existing conditions. With the understanding that there will be a reapproval in a few months. Dave said he is comfortable moving forward in approving this.

Tom Cooper said there is a power line on the east side, and a pole in the middle of the road. They need documentation from SESD concerning that line and rights-of-way they are agreeing to. SESD should give the applicant a letter.

David Adams said they're talking with SESD. SESD is asking for a 30-foot easement and they would like that easement shown on the plat. SESD also wants a signature block on the plat so they can sign off that the easement is correct. They have said they'll get him a letter telling him the cost to move the pole, and where they'll move it to.

Seth Perrins asked about the easement in the backyard SESD is asking about.

There was discussion regarding the easement SESD will require for the relocated pole. The applicant had planned on a 20-foot easement, but now SESD is saying they want 30 feet on one side, for a total of 60 feet.

Seth Perrins said it should be documented on the plat, that is best for everyone. But he feels a 30-foot easement is too wide.

Kelly Peterson said we would require only 10-15 feet.

Dave Adams said SESD is still thinking about it going underground, but they haven't decided yet. He feels they'll resolve this. SESD is willing to work with him. Dave added that he'll keep in contact with the City and SESD.

There was discussion regarding easements and clearance zones.

Dave Anderson said we've had issues before with other entities and recording plats. He is not sure about approving this with the condition of SESD signing the plat. It is a bad idea.

Seth Perrins agrees and feels SESD could hold up the project.

Dave Adams said this case is different than most. There's a post in the middle of the road, and they won't move it without them signing the plat. He is allowing SESD to sign the plat because he needs their consent.

Seth Perrins said we're at a crossroads. We might be getting somewhere with SESD, so maybe this is a good one to try. Let's give it a try.

Dave Adams said he'll circle back and keep the City apprised of the situation.

Seth Perrins is comfortable with it.

Dave Anderson said if the applicant is willing to do it, it's fine. We have the understanding that we've reached regarding debris removal and relocation, so he is comfortable moving forward.

Dave Anderson **moved** to approve the River Point Plat A, Final Plat, subject to the following conditions:

Conditions:

1. Subject to the applicant addressing all issues outlined by the City's Power Department.
2. Subject to the applicant complying with all the conditions imposed with the Preliminary Plat.
3. Subject to the applicant addressing any other outstanding redlines.

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

ZONE CHANGE

Miner Zone Change

Dave Anderson explained that we've talked with Salisbury about changing this small parcel of land from R-3 to C-2. We'd like to get this on to the Planning Commission and City Council to go along with Salisbury's plat approval. This is a necessary step to take as it will be needed for the future commercial developments. Salisbury wants to move forward with it as well.

Seth Perrins feels it will give the space more functionality.

Dave Anderson agreed.

Kelly Peterson moved to recommend approval of the Miner Zone Change, from R-3 to C-2.

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

TITLE 5 AMENDMENTS

Title 5 Amendments - Billboards

Dave Anderson began by stating that we have been directed by the City Council to amend our City Code, in order to prevent any new billboards from being built within the City. This will not impact current billboards. Today we are attempting to get the language ready for Planning Commission and City Council meetings in April.

Seth Perrins said our allowance for billboards is very narrow anyway.

Dave Anderson said new billboards haven't been approved in Spanish Fork for several years. We have now crafted a language for our Code that is much clearer. Basically, it states that we have so many billboards in place today, and that number is what will be allowed, at any given time.

An attendee asked why the City is doing this now.

Dave Anderson said the City Council doesn't want to see new billboards in Spanish Fork.

Seth Perrins stated that there are areas now that have been annexed, and the City Council wants us to say now that, with ~~B~~billboards, we're full. This does not include those that are already existing or any that we are moving forward on currently.

An attendee asked if the language will be disseminated.

Dave Anderson said yes, immediately. We will send the proposed language out via email to anyone interested.

Brandon Snyder went over the new language that will be added or changed in the City's code. We are now limiting the number of billboards that can be in Spanish Fork.

Jamie Evans said if the City passes this new language, property owners won't be able to compete for locations with billboards now. Billboard owners will have complete control. This takes away property rights and competition for property owners. Mr. Evans further explained that when a lease comes up and a billboard has to be removed, the property owner has no other billboard company to compete for.

There was further discussion regarding the competition and property rights that will be removed from property owners.

Seth Perrins and Dave Anderson said they understand.

Dave Anderson said we'll get the language out to anyone interested today. He added that anyone can give input as to how the language should read.

Seth Perrins said we would appreciate any input. He added that we are happy with the number of billboards we already have.

An attendee asked how many billboards are currently in the City. If billboards can't relocate, they will go away and the City would then lower the cap. This is just eliminating billboards all together. The City is phasing them out.

Seth Perrins said they won't disappear, but that is a valid point.

Jamie Evans said if billboards can't be relocated, essentially the government is making them take them down. This puts it onto the City.

Seth Perrins said no one has given him an idea as to what a billboard is worth. What would the buyout be?

An attendee said if the City does reimburse a person for a billboard, the City could be painting themselves into a corner.

Dave Anderson asked those in attendance to give us these comments, give us input on the language. He also stated that there are other cities with codes similar to this. This isn't a pioneered code. Dave feels that billboards in communities cost the community. He stated that we don't want more cost and liability.

An attendee asked how billboards are a liability.

An attendee stated that it is a liability for the City if the City won't let them relocate them.

Jason Sant said the State Code requires that we try, but we may not be able to and if that's so, we have to pay for it.

There was further discussion.

Jason Sant said billboards are a potential liability. He added that we would like to have the attendees come up with some verbiage, and also attend the Planning Commission and City Council meetings.

Seth Perrins moved to recommend approval of the billboard changes to Title 5 and Title 15, subject to some additional review.

Jason Sant seconded, and the motion passed all in favor.

TITLE 15 AMENDMENTS

Title 15 Amendments

Casey Cloward

Dave Anderson went over the proposed changes to the Title 15 code on fences.

Brandon Snyder asked whether we should give it another week to perfect the verbiage.

Dave Anderson said no.

The new language was brought up on screen.

Dave Anderson explained the change. Basically, the code would now allow for a 6 foot masonry wall in the front yard, with specific conditions. It also changed some of the code regarding swimming pools and fencing.

John Little said the frontage standard should be increased, and we should state that the it is along one street.

Dave Anderson agreed and said this is worth looking into.

Jason Sant moved to recommend approval of the Title 15 amendments, subject to a verbiage change to paragraph 2A.

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

CONSTRUCTION STANDARDS

Construction Standards

Mike Clark briefly discussed the minor change to the storm drain standard. It's all worked out.

The Anela Townhomes

Dave Anderson asked about the alley cross section in the Construction Standards.

Mike Clark said they are adding that cross section to the Construction Standards.

Dave Anderson explained that the Anela Townhome applicants want to finalize and resubmit. Dave asked how they should design their roads. We need to be on the same page as to what the cross section needs to be. Dave also asked about thoughts on the alleys. There is a concern about the width of the alleys.

Mike Clark said the west road should be 54 feet and they can do the private parking. The parkstrips behind the sidewalks are on private property.

A cross section was brought up on screen and discussion ensued.

The applicant said he is concerned about snow plowing with the slope being at the side. He feels the two sides should slope towards the center.

There was further discussion regarding how snow could be moved down these alleys.

The applicant said it would be more functional for them for the slope to be in the center.

Jered Johnson said we can add both standards. If they're private roads, we don't care how they slope.

Dave Anderson agreed and then asked if we care whether they use asphalt or concrete.

Seth Perrins said the owners of each units will want concrete because it lasts longer.

The applicant feels that they should be able to decide what material to install, since it's their subdivision.

There was further discussion.

The applicant said he is fine with having to do concrete.

Mike Clark told the applicant that it is fine to do the middle slope cross section.

Dave Anderson told the applicant not to expect anything less than 25 feet as part of the alley itself.

There was further discussion. The applicant supplied the DRC with photos of different drive widths in similar projects. The applicant wants to design to 30 feet.

Dave said it's not often we dictate what the width is, but space matters here. You need more room for cars or trucks, so that needs to be considered.

There was further discussion.

Dave Anderson said he'll get back in touch with the applicant.

OTHER BUSINESS

7-11

The applicant said he's trying to juggle the sequences with 7-11 and what the City wants. He explained that 7-11 won't give architectural plans until a Site Plan is approved, but the City wants the architectural plans in order to approve a Site Plan.

Dave Anderson said we can't approve it until we have the architectural plans and reviewed them. The power line is the big issue that might impact the site design.

The applicant said the power line is supposed to go underground, but he would like clarification on that.

Kelly Peterson said that is doable, with some complications. Kelly discussed the possible complications and there was discussion.

Dave Anderson said their only option is to reroute it, and added that that we need the plans resubmitted.

The applicant addressed a couple of redline comments. The first pertained to parking. They show 11 parking spots, a couple parking spots under the canopy, and one on the southwest corner. He will show these in the new plans. Architecturally, the materials for the dumpsters will match the building. This will be included with the architectural package, which will come later.

Tom Cooper said we need the load sheet.

Dave Anderson mentioned the signage submittal. He informed the applicant that the tall pole sign isn't allowed at this site as the site is not large enough. The best thing to do is to reuse the existing sign, relative to height, or do monument signs (one per frontage).

The applicant said he'll adjust the sign submittal.

Dave Anderson said the signage just needs to meet City standards, but he can still get approval for the Site Plan next week.

The applicant stated that the screening of the mechanical units isn't done yet so that will come with the architectural plans.

Brandon Snyder told him to submit anything that has changes all on the same day.

Hillside Standards

Dave asked to move this to next week.

Renaissance Place Boundary Line

The boundary line doesn't need to be heard in DRC. It will go to the Council.

Canyon Creek and Marketplace Traffic Light

Dave Anderson stated that we want this in place before Lowe's opens.

Jered Johnson said it will be if we bid it out today.

Tom Cooper asked if we're doing it in conjunction with Woodbury's project.

Mike Clark said we are.

Jered Johnson moved to approve the Canyon Creek and Marketplace Drive Traffic Light.

Kelly Peterson seconded. There was brief discussion.

Seth Perrins stated that he is glad to see these types of City projects in front of DRC. He wants the City to feel the development process. If we do things that are wrong, we'd be blind to it, so we're putting ourselves through it, to see the other side.

The motion passed all in favor.

Spanish Fork Parkway Design Bid Set 1

Mike Clark went over the design using the site on screen. It will be broken into two phases.

Kelly Peterson asked for a timeline.

Jered Johnson said they'll just put in the wire. It will all be bid out.

There was further discussion using the plans on screen.

Seth Perrins moved to approve the Spanish Fork Parkway Design Bid Set 1.

Jered Johnson seconded and the motion passed all in favor.

Jason Sant moved to adjourn at 12:27 pm.

Adopted: May 15, 2019

Jessica Burdick
Building Inspection Division Secretary